

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
April 13, 2022

Present: Todd Edwards, Michael Adere, Cookie Sewell, Suzanne Thompson,
Valerie Smith, Sean Cummings, and Mary Lynn Sallette, Community Manager.

Absent: Elizabeth Miller.

Guests: None.

Quorum: Quorum was achieved.

I. Call to order

Todd Edwards called the meeting to order at 7:00 p.m.

II. President's Report

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Suzanne Thompson made a motion to approve the March minutes.
Cookie Sewell seconded the motion. The motion passed. Sean Cummings and
Anne Benedicto abstained.

IV. Open Forum

V. Committee Reports

A. ARB

The agenda was included for review from the previous meeting.

B. Open Space

No report.

C. Pool and Rec Committee

Premier Aquatics has begun the work to open the pool.

VI. Old Business

None.

VII. New Business

A. Townhome mailbox replacement

Members discussed the proposal from Mainstreet Mailboxes to replace three mailboxes in the community on Silo Valley View and Eagle Button Ct. for \$7331.40. This would be paid from the Neighborhood Reserve account.

Motion: Michael Adere made a motion to approve the proposal for \$7331.40 from Mainstreet Mailboxes. Anne Benedicto seconded the motion that carried unanimously.

B. HVAC replacement proposals-workout areas

Members reviewed proposals from Aire Serve of Northern Virginia and Commercial Express to install a heat pump on the lower level of the community center that services the workout area and bathrooms. This would be paid from the Capital Reserve account.

Motion: Michael Adere made a motion to approve the proposal from Aire Serve of Northern Virginia for \$17602.00. Anne Benedicto seconded the motion that carried unanimously.

C. NVTE Tree removal proposal

Members reviewed a proposal to remove dead trees and tree trimming throughout the community.

Motion: Anne Benedicto made a motion to approve the proposal from NVTE to remove and prune trees throughout the community in the amount of \$4770.00. Suzanne Thompson seconded the motion that carried unanimously.

D. Pickleball court proposal

Members reviewed a proposal for adding pickleball court lines at the tennis courts from Bishop's Tennis. This would be paid from the Capital Reserve account.

Motion: Cookie Sewell made a motion to approve the proposal from Bishop's Tennis for \$2110.00. Michael Adere seconded the motion that carried unanimously.

VIII. Management Report

A. Income and Expense

The February Income and Expense report was approved.

B. Delinquencies

The Board adjourned to executive session to discuss legal matters.
The Board adjourned to regular session.

IX. Community Update

X. Todd Edwards adjourned the meeting at 7:50 p.m.