

**COUNTRYSIDE PROPRIETARY**  
**BOARD OF DIRECTORS SPECIAL MEETING**  
**Zoom Remote Meeting**  
Wednesday, April 9, 2025

**BOARD MEMBERS PRESENT:** Penny Francke – Oakridge  
Fredrik Wallin – Welbourne  
Roddy Dean – Morven  
Kumar Sangaran – Rokeby  
Dave Barrie – Oatlands

**BOARD MEMBERS ABSENT:** None

**OTHERS PRESENT:** Catherine Neelley – PMP  
Kyle Thomas – PMP  
Tim Pope – PMP  
Alicia McKenna-Graves – PMP

**CALL TO ORDER:**  
Penny Francke called the meeting to order at 7:07 PM.

**EXECUTIVE SESSION:**  
Fredrik Wallin stated **Mme. President I move that this meeting be recessed, and the Board of Directors immediately reconvene in executive session to Discuss and consider contracts as permitted by subsection B of Section 55-510.1 C of the Virginia Property Owners' Association Act. There are no matters identified on the meeting agenda.** Kumar Sangaran seconded the motion. Motion carried unanimously. The Board of Directors entered into Executive Session at 7:08 PM.

Section 55-510.1 C of the Virginia Property Owners' Association Act provides:  
**No contract, motion or other action adopted, passed or agreed to in executive session shall become effective unless the board of directors or subcommittee or other committee thereof, following the executive session, reconvenes in open meeting and takes a vote on such contract, motion or other action which shall have its substance reasonably identified in the open meeting. The requirements of this section shall not require the disclosure of information in violation of law.**

The Board exited Executive Session and reconvened in open session at 7:46 PM.

**RESIDENTIAL PARTICIPATION/GUESTS:** 2 Resident was in attendance Art Rodriguez, Nancy Connelly. Items discussed: None

**GENERAL BUSINESS:**  
A. OLD BUSINESS: None  
B. NEW BUSINESS: None

**ARCHITECTURAL ITEMS:** None

**FACILITIES:**  
**Pool Deck Repairs**  
Fredrik Wallin moved that the Board of Directors award the contract for concrete deck repairs for all three pools to Millenium Pool Management for a price Not to Exceed \$21,000. The Facilities Committee unanimously approved the award to Millenium. Costs to be charged to the Reserve funds allocated for concrete deck repairs. Kumar Sangaran seconded the motion. Motion carried unanimously.

**FINANCE:** None  
**GROUNDS:** None  
**INFORMATION/DISCUSSION ITEMS:** None  
**COMMITTEE REPORTS:** None  
**MANAGEMENT REPORTS:** None

**ADJOURN:**

**Fredrik Wallin moved to adjourn the meeting.** Kumar Sangaran seconded the motion. Motion carried unanimously. The meeting adjourned at 7:46 PM.

Respectfully Submitted,

---

Alicia McKenna-Graves – Recording Secretary