

GATLING POINTE COMMUNITY ASSOCIATION, INC.

**MINUTES OF THE MARCH 25, 2021
REGULAR MEETING OF THE BOARD OF DIRECTORS**

A Regular Meeting of the Board of Directors of Gatling Pointe Community Association, Inc. (“Gatling Pointe”) was held on Thursday, March 25, 2021, by remote electronic participation, currently authorized by regulations adopted by Governor Northam as part of the Commonwealth’s state of emergency status during the coronavirus pandemic.

Members Present:

Sarah Palamara, President; Bill Walker, Vice President; Stephen Serafini, Secretary; Ross Tomlin, Treasurer; and Stephanie Shipman, Member at Large. Conrad Straub, Association Manager with United Property Associates, was also present.

Call to Order:

Sarah called the Board Meeting to order at 5:31 PM.

Executive Session:

Bill Walker motioned to move in to Executive Session for the purpose of discussing delinquent accounts and possible covenant violation matters; seconded by Stephanie Shipman. Motion passed unanimously. Meeting moved in to Executive Session at 5:31 PM.

Stephanie Shipman motioned to move out of Executive Session; seconded by Bill Walker. Motion passed unanimously. Meeting moved from Executive Session to Open Session at 5:54 PM.

Decisions made in Executive Session that require a vote in Open Session appear in “Unfinished Business” or “New Business” below.

Approval of Minutes of Prior Board Meeting:

Board Meeting Minutes for the February 25, 2021, Board Meeting were approved by Unanimous Consent of the Board on March 1, 2021, and posted on the website that evening.

Treasurer’s Report:

Ross Tomlin provided the Treasurer’s Report. Stephen Serafini motioned to approve the Treasurer’s Report as presented; seconded by Stephanie Shipman. Motion passed unanimously.

Ratification of Decisions Made by Unanimous Consent between Board Meetings:

1. Bill Walker motioned to ratify the Exterior Modification Applications set forth on Exhibit A to these Minutes approved by Unanimous Consent of the Board since the last Board Meeting; seconded by Stephen Serafini. Motion passed unanimously.
2. Sarah Palamara motioned to ratify the Jones Curb Appeal Contract approved by Unanimous Consent of the Board on Monday, March 22, 2021; seconded by Stephanie Shipman. Motion passed unanimously.

Unfinished Business:

1. Ross Tomlin motioned to approve up to \$100 for the costs related to hosting Gatling Pointe's Spring Yard Sale; seconded by Stephen Serafini. Motion passed unanimously.

New Business: No decisions were made on New Business items.

Owners Forum: Owners Forum opened at 7:18 PM and closed at 7:22 PM.

Next Meetings:

The Annual Meeting of the Association followed by an Organizational Meeting of the Board to elect Officers is on Thursday, April 22, 2021.

The next Gatling Pointe Board Meeting is on Thursday, May 27, 2021.

Adjournment:

Stephen Serafini motioned to adjourn the regular Board Meeting held on Thursday, March 25, 2021; seconded by Bill Walker. The Meeting adjourned at 7:22 PM.

Prepared by: Sarah R. Palamara

Date Approved: _____

Exhibit A: Applications for Alterations, Exterior Modifications, Installations or New Construction approved since the last Board Meeting

1. Application for Account #0939-603GPP to install a rain garden approved by Unanimous Consent of the Board on 03-01-2021.
2. Application for Account #0939-603GPP to remove two trees approved by Unanimous Consent of the Board on 03-01-2021.
3. Application for Account #0939-111WPL to install a generator approved by Unanimous Consent of the Board on 03-01-2021.
4. Application for Account #0939-119CL to install bank stabilization measures approved by Unanimous Consent of the Board on 03-01-2021.
5. Application for Account #0939-101MC to remove a tree approved by Unanimous Consent of the Board on 03-04-2021.
6. Application for Account #0939-900GPP to remove a tree approved by Unanimous Consent of the Board on 03-06-2021.
7. Application for Account #0939-119CL to install gutters approved by Unanimous Consent of the Board on 03-06-2021.
8. Application for Account #0939-208SBL to install gutters approved by Unanimous Consent of the Board on 03-06-2021.
9. Application for Account #0939-208SBL to replace siding approved by Unanimous Consent of the Board on 03-06-2021.
10. Application for Account #0939-208SBL to install new windows approved by Unanimous Consent of the Board on 03-06-2021.
11. Application for Account #0939-101NJLC to remove a tree approved by Unanimous Consent of the Board on 03-17-2021.
12. Application for Account #0939-105NWC to replace windows approved by Unanimous Consent of the Board on 03-24-2021.