

GATLING POINTE COMMUNITY ASSOCIATION, INC.

**MINUTES OF THE APRIL 29, 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, April 29, 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; Stephen Serafini, Vice President; Bill Walker, Treasurer; Ross Tomlin, Secretary; and Kim Burbage, Member at Large. Conrad Straub, the Association’s Manager with United Property Associates, was on leave when the Regular Board Meeting was held.

Call to Order:

Sarah called the Board Meeting to order at 6:08 PM.

Approval of Minutes of Prior Board Meeting:

Board Meeting Minutes for the March 25, 2021, Board Meeting were approved by Unanimous Consent of the Board on April 20, 2021, and posted on the website that evening.

Treasurer’s Report:

Ross Tomlin provided the Treasurer’s Report from the March 31, 2021, Financials as follows:

Total Operating Fund	\$ 17,997.03
Total Operating Reserves	18,577.65
Total Replacement Reserves	38,436.67
Total Other Reserves	30,000.81
Total Current Reserves	\$ 105,012.16

Sarah Palamara motioned to approve the Treasurer’s Report as presented; seconded by Stephen Serafini. Motion passed unanimously.

Ratification of Decisions Made by Unanimous Consent of the Board 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. Bill Walker motioned to ratify the Board's approval of anticipated expenses in the amount of \$116.75 for Ross Tomlin to prepare an exploratory website hosted by GoDaddy made by Unanimous Consent of the Board on April 11, 2021; seconded by Sarah Palamara. Motion passed unanimously.

Unfinished Business: None for this Board Meeting.

New Business:

1. Steve Serafini motioned to approve Horace Moss as a mailbox maintenance, repair and replacement contact for Owners, with Mr. Moss's contact information to be posted on the Association's website; seconded by Ross Tomlin. Motion passed unanimously.

Owners Forum: Owners Forum opened at 6:18 PM and closed at 6:18 PM.

Executive Session:

Bill Walker motioned to move in to Executive Session for the purpose of discussing proposals; seconded by Steve Serafini. Motion passed unanimously. Meeting moved in to Executive Session at 6:19 PM.

Steve Serafini motioned to move out of Executive Session; seconded by Bill Walker. Motion passed unanimously. Meeting moved from Executive Session to Open Session at 7:19 PM.

Sarah announced that no decisions were made in Executive Session that required a vote in Open Session.

Next Board Meeting:

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, April 29, 2021; seconded by Ross Tomlin. The Meeting adjourned at 7:19 PM.

Prepared by: Sarah R. Palamara

Date Approved: Approved on May 8, 2021, by Unanimous Consent of the Board.

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

1. Application for Account #0939-102 WPL to remove tree approved by Unanimous Consent of the Board on 04-11-2021.
2. Application for Account #0939-100 WHC to replace roof, install soffit and change exterior color of the home approved by Unanimous Consent of the Board on 04-14-2021.
3. Application for Account #0939-105 NWC to install topsoil approved by Unanimous Consent of the Board on 04-19-2021.
4. Application for Account #0939-100 204 MC to install an awning on the rear porch of the home approved by Unanimous Consent of the Board on 04-27-2021.
5. Application for Account #0939-200 CCL to remove ramp and replace decking approved by Unanimous Consent of the Board on 04-27-2021.
6. Application for Account #939-111 CCCourt to replace driveway and sidewalks approved by Unanimous Consent of the Board on 04-29-2021.