

GATLING POINTE COMMUNITY ASSOCIATION, INC.

**MINUTES OF THE JUNE 24, 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, June 24, 2021, at 1613 South Church Street, Smithfield, Virginia. Electronic participation was available for Owners to attend virtually.

Members Present:

Sarah Palamara, President; Stephen Serafini, Vice President; and Kim Burbage, Member at Large. Gabrielle Godfrey, interim Association Manager, was present until 7:00 PM, when the Board agreed she should enjoy the rest of her evening with her family.

Call to Order:

Sarah called the Board Meeting to order at 5:33 PM.

General Discussion with Owners:

Owners arrived at the Meeting beginning at 5:40 PM. The Board held a general discussion with the Owners between 5:40 PM and approximately 6:20 PM, and then conducted Board business until 6:45 PM.

Approval of Minutes of Prior Board Meeting:

Board Meeting Minutes for the 05-27-2021 Board Meeting were approved by Unanimous Consent of the Board on 05-28-2021 and posted on the Association’s website that evening.

Treasurer’s Report:

Sarah provided the Treasurer’s Report from the May 31, 2021, Financials provided by management as follows:

Total Operating Fund	\$ 9,584.87
Total Operating Reserves	19,972.28
Total Replacement Reserves	39,490.13
Total Other Reserves	30,001.80
Total Assets	\$ 99,049.08

Steve Serafini motioned to approve the Treasurer’s Report as presented; seconded by Kim Burbage. Motion passed.

Ratification of Decisions Made by Unanimous Consent of the Board between Board Meetings:

1. Steve Serafini motioned to ratify the Exterior Modification Applications identified on Exhibit A to these Minutes approved by Unanimous Consent of the Board since the last Board Meeting; seconded by Kim Burbage. Motion passed.
2. Sarah Palamara motioned to ratify the Jones Curb Appeal proposal to install 64 annuals in the front entrance beds in the amount of \$329.60 approved by the Board on June 18, 2021; seconded by Steve Serafini. Motion passed.

Unfinished Business:

1. Architectural Review Board. The Board invited Dale Baugh and Todd Allen to attend the Board Meeting so we could talk with them about the ARB. Both have been appointed at previous Board Meetings to serve on the ARB and both agreed to serve on the ARB after discussion with the Board.
2. Sarah motioned to rescind the Uniform Sign Regulations adopted by the Board at the February 25, 2021, Board Meeting and to reinstate the Uniform Sign Regulations adopted by the Association's Board of Directors on May 26, 2009; seconded by Kim Burbage. Motion passed.

New Business:

1. Steve Serafini motioned to write off a Debit Card Charge from October 2019 in the amount of \$54.16 to remove the charge from the Association's Balance Sheet since 2020-2021 Board of Directors declined to use the Debit Card, and the Card account was closed in November 2020; seconded by Sarah Palamara. Motion passed.
2. Sarah Palamara motioned to approve the Architectural Application for 103 Regatta Lane as reviewed by the Board during the Meeting; seconded by Kim Burbage. Motion passed.
3. Sarah Palamara motioned to move the Regular Meetings of the Board of Directors from the fourth Thursday of each month to the fourth Monday of each month, beginning with the July 2021 Board Meeting, which will take place on Monday, July 26, 2021, noting that all Directors and the Association's Manager have confirmed availability for the new Meeting day, and to change the time for the Open Session portion of Regular Meetings of the Board of Directors from 6:00 PM to 6:30 PM, to extend the Executive Session portion of the Regular Board Meetings from 5:30 PM to 6:30 PM; seconded by Steve Serafini. Motion passed.

Owners Forum: Owners Forum officially opened at 6:45 PM and closed at 7:00 PM.

Executive Session:

Steve Serafini motioned to move in to Executive Session for the purpose of discussing enforcement matters; seconded by Kim Burbage. Motion passed. The Board moved in to Executive Session at 7:00 PM.

Steve Serafini motioned to move out of Executive Session; seconded by Sarah Palamara. Motion passed. The Board moved out of Executive Session at 7:13 PM.

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 Monday, July 26, 2021. The Board will call the Meeting to Order at 5:30 PM, adjourn into Executive Session, and then move into Open Session at 6:30 PM.

Adjournment:

Sarah Palamara motioned to adjourn the regular Board Meeting held on Thursday, June 24, 2021; seconded by Steve Serafini. The Meeting adjourned at 7:15 PM.

Prepared by: Sarah R. Palamara

Date Approved: Approved on June 29, 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 #0939-104 SR Lane to repaint front door and shutters approved by Unanimous Consent of the Board on 05-08-2021.
2. Application for Account #939-403 GPP to install a fence in the back yard approved by Unanimous Consent of the Board on 05-20-2021.