

**GATLING POINTE COMMUNITY ASSOCIATION, INC.**

**MINUTES OF THE SEPTEMBER 27, 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 Monday, September 27, 2021, at 1613 South Church Street, Smithfield, Virginia. Electronic participation was available for Owners to attend virtually.

Directors and Management Present:

Sarah Palamara, President; Stephen (“Steve”) Serafini, Vice President; Ross Tomlin, Secretary; Kim Burbage, Director; and Pete Carlson, Director, were present in person. Casey Lindblad, Association Manager, was present virtually.

Call to Order:

Sarah called the Board Meeting to order at 5:30 PM.

Executive Session:

Steve motioned to move in to Executive Session for the purpose of discussing delinquent accounts and covenant violation matters; seconded by Ross. Motion passed. The Board moved in to Executive Session at 5:30 PM.

Steve motioned to move out of Executive Session; seconded by Kim. Motion passed. The Board moved out of Executive Session at 6:16 PM.

Open Session began at 6:30 PM.

Approval of Minutes of Prior Board Meeting:

Board Meeting Minutes for the August 23, 2021, Board Meeting were approved by Unanimous Consent of the Board on September 2, 2021 and posted on the Association’s website that day.

Treasurer’s Report:

Ross motioned to approve the Treasurer’s Report from the August 31, 2021, Financials provided by Management as follows, seconded by Pete; Motion passed:

Total Operating Fund	\$ 6,532.90
Total Operating Reserves	20,162.99
Total Replacement Reserves	41,069.64
Total Other Reserves	30,003.33
Total Assets	\$ 97,768.86

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

1. Steve 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 Ross. Motion passed.

Unfinished Business:

No decisions were made regarding Unfinished Business matters on the Board Meeting agenda that required a vote of the Board.

New Business:

1. Steve motioned to approve the Jones Curb Appeal Estimate #2538 in the amount of \$800.00 to remove four pear trees in the first median at the entrance to Gatling Pointe and to remove a tree on Gatling Pointe Parkway causing an immediate slip and fall hazard at the sidewalk located at the end of Clipper Creek Lane, including grinding of the stump; Pete. Motion passed. [This motion was rescinded by Unanimous Consent of the Board on September 30, 2021, when Jones Curb Appeal confirmed the price on the Estimate included only the removal of the four pear trees in the first median.](#)
2. Steve motioned to approve a \$200 allowance for Holiday Lights and related decorations to be funded from the budget's Social Committee Expense; seconded by Ross. Motion passed.
3. Pete motioned to approve reinvestment of CDs maturing in December 2021 at the highest rate available; seconded by Steve. Motion passed.
4. Sarah motioned to accept all due process hearing decisions as discussed; seconded by Steve. Motion passed.
5. Ross motioned to appoint Steve Serafini as Treasurer; seconded by Kim. Motion passed.

Owners Forum: Opened at 7:26 with requests for comments from Owners. Owners Forum closed at 7:35 PM.

Adjournment Steve motioned to adjourn the Board Meeting held on Monday, September 27, 2021; seconded by Ross. The Meeting adjourned at 7:36 PM.

Prepared by: The Board of Directors

Date Approved: October 16, 2021.

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

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