

GATLING POINTE COMMUNITY ASSOCIATION, INC.

Minutes of the February 28, 2022
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, February 28, 2022, at 1613 South Church Street, Smithfield, Virginia. Electronic participation was available for Owners to attend virtually.

Directors and Management Present:

Sarah Palamara, President; Stephen Serafini, Vice President and Treasurer; Ross Tomlin, Secretary; Kim Burbage, Director; Pete Carlson; Director; and Casey Lindblad, Association Manager.

Call to Order:

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

Executive Session:

Ross motioned to move in to Executive Session for the purpose of discussing assessment, covenant and maintenance enforcement matters; seconded by Pete. Motion passed. The Board moved in to Executive Session at 5:31 PM.

Steve motioned to move out of Executive Session; seconded by Kim. Motion passed. The Board moved out of Executive Session at 6:06 PM.

Approval of Minutes of Prior Board Meetings:

The Minutes of the January 24, 2022, Board Meeting were approved by Unanimous Consent of the Board on February 2, 2022, and posted on the website that day.

The Minutes of the February 9, 2022, Special Board Meeting were approved by Unanimous Consent of the Board on February 23, 2022.

Treasurer’s Report:

Steve provided the Treasurer’s Report as follows:

Total Operating Fund	\$ 18,192.16
Total Operating Reserves	23,353.78
Total Replacement Reserves	43,733.37
Total Other Reserves	30,005.85
Total Assets	\$ 115,285.16

Sarah motioned to approve the Treasurer's Report as presented; seconded by Kim.
Motion passed.

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 Pete. Motion passed.

Unfinished Business:

1. Neighborhood Gas Lamp Replacement.

After review of the Dominion Energy proposal and the Relay Electric proposal, the Board asked Casey to have a gas lamp contractor provide a proposal to upgrade the gas lamp system. A Request for Proposal was sent to several contractors. RFP responses are pending.

2. Rock wall extension to correct grading and drainage on Gatling Pointe Parkway sidewalk from between Clipper Creek Lane to Sunrise Bluff and on to James Landing.

Ross motioned to approve the Whitman Development Group LLC proposal to install a rock wall extension from the end of the current rock wall between Clipper Creek Lane and Sunrise Bluff to James Landing in the amount of \$27,614; seconded by Pete Carlson. Motion passed. [Note: Casey Lindblad reported on March 2, 2022, that Jeff Whitman, Owner of Whitman Development Group, extended a \\$1,500 discount to the Association, to reduce the contract price to \\$26,114.](#)

The Board unanimously agreed the Whitman Development contract would be funded by eliminating the 2022 Balance Sheet Account Number 11060 (Cash/Utility Reserve/TownBank) in the amount of \$10,001.95; using \$13,000 of the balance in Balance Sheet Account Number 11020 (Cash/Operating Reserve/TowneBank); and charging the balance of \$3,114 to 2022 Budget line item 54350 (Streets/Lights/Sidewalk Expense) in the amount of \$1,000 and 2022 Budget line item 54290 (Maint.-Common Area Grounds Expense) in the amount of \$2,114.

New Business: No decisions on New Business items were made by the Board during the February 28, 2022, Board Meeting.

Owners Forum: Owners Forum opened at 6:46 and closed at 6:53 PM.

Next Board Meeting:

The next Gatling Pointe Board Meeting is Monday, March 28, 2022.

Adjournment Steve motioned to adjourn the regular Board Meeting held on Monday, February 28, 2022; seconded by Kim. The Meeting adjourned at 6:54 PM.

Prepared by: Board of Directors

Date Approved: Approved by Unanimous Consent of the Board on March 14, 2022.

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

1. Application for 100 Spinnaker Run Lane to install a tank-less water heater approved by Unanimous Consent of the Board on 02-01-2022 and by the Architectural Review Board.
2. Application for 900 Gatling Pointe Parkway to install 3 panels of concrete driveway approved by Unanimous Consent of the Board on 02-05-2022 and by the Architectural Review Board.
3. Application for 103 Sunrise Bluff Court to install a shed approved with conditions by Unanimous Consent of the Board on 02-23-2022 and by the Architectural Review Board.
4. Application for 105 North Winterberry Lane to replace the exterior siding and to install gutters and downspouts approved by Unanimous Consent of the Board on 02-28-2022 and by the Architectural Review Board.