

GATLING POINTE COMMUNITY ASSOCIATION, INC.  
Minutes of the August 22, 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, August 22, 2022, at 1613 South Church Street, Smithfield, Virginia. Electronic participation was available for Owners to attend virtually.

Directors and Management Present:

Sarah Palamara, President; Pete Carlson, Vice President; Ross Tomlin, Treasurer; Kim Burbage, Secretary; Steve Serafini, Member at Large; 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 contracts and proposals and possible covenant violation matters; seconded by Kim. Motion passed. The Board moved in to Executive Session at 5:30 PM.

Ross motioned to move out of Executive Session; seconded by Steve. Motion passed. The Board moved out of Executive Session at 6:25 PM.

Approval of Minutes of Prior Board Meetings:

Steve motioned to approve the Minutes of the August 22, 2022, Board Meeting; seconded by Kim. Motion passed.

Treasurer’s Report:

Ross provided the Treasurer’s Report as follows:

Total Operating Fund	\$ 823.69
Total Operating Reserves	25,881.67
Total Replacement Reserves	46,896.27
Total Other Reserves	30,008.82
Total Assets	\$ 103,610.45

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

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

1. Pete motioned to ratify the Exterior Modification Applications identified on Exhibit A to these Minutes approved by Unanimous Consent of the Board and by the Members of the Architectural Review Board since the last Board Meeting; seconded by Steve. Motion passed.
2. Steve motioned to ratify decisions made by Unanimous Consent of the Board since the last Board meeting identified on Exhibit B of these Minutes; seconded by Kim. Motion passed.

Unfinished Business: No Motions related to Unfinished Business were made at the Meeting.

New Business: No Motions related to New Business were made at the Meeting.

Owners Forum: Owners Forum opened at 6:45 PM and closed at 6:47 PM.

Next Board Meeting: The next Gatling Pointe Board Meeting is Monday, September 26, 2022.

Adjournment: Pete motioned to adjourn the Board Meeting held on Monday, August 22, 2022; seconded by Pete. The Meeting adjourned at 6:48 PM.

Prepared by: Board of Directors.

Date Approved: September 26, 2022.

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

1. Application for 104 Water Pointe Lane to remove a tree at the rear of the Lot approved by Unanimous Consent of the Board on 08-04-2022 and by the Architectural Review Board.
2. Application for 105 Clipper Creek Lane to install a generator and to remove a tree in the front yard approved by Unanimous Consent of the Board on 08-15-2022 and by the Architectural Review Board.
3. Application for 108 Winterberry Circle for various exterior replacements and modifications approved by Unanimous Consent of the Board on 08-15-2022 and by the Architectural Review Board.

Exhibit B: Decisions made by Unanimous Consent of the Board since the last Board Meeting.

1. Approval of Jones Curb Appeal proposal in the amount of \$1,300.00 to remove a tree leaning towards 100 Regatta Pointe Lane on August 12, 2022.
2. Approval of Jones Curb Appeal proposal in the amount of \$800.00 to remove a dead sugar gum tree on Gatling Pointe Parkway across from the Regatta Pointe Common Area on August 16, 2022.