

GATLING POINTE COMMUNITY ASSOCIATION, INC.  
Minutes of the July 25, 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, July 25, 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 Pete. 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 6:30 PM.

Approval of Minutes of Prior Board Meetings:

Ross motioned to approve the Minutes of the June 27, 2022, Board Meeting; seconded by Pete. Motion passed.

Treasurer’s Report:

Ross provided the Treasurer’s Report as follows:

Total Operating Fund	\$ 17,961.61
Total Operating Reserves	25,480.02
Total Replacement Reserves	46,366.24
Total Other Reserves	30,008.31
Total Assets	\$ 119,816.18

Steve 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. Sarah 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 Kim. Motion passed.
2. Pete 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 Ross. Motion passed.

Unfinished Business:

1. Review 2019 Replacement Reserve Report.

Pete motioned to approve the Miller Dodson proposal in the amount of \$2,701 to update the 2019 Replacement Reserve Report to bring the Report current to reflect market conditions with respect to capital component replacement costs; seconded by Steve. Motion passed.

2. 2023 Budget.

Ross motioned to approve the 2023 Budget as presented; seconded by Steve. Motion passed.

New Business:

1. Fall/Winter Landscape Maintenance and Annuals Installation.

Sarah motioned to approve a Fall/Winter Landscape Maintenance and Annuals Installation budget not to exceed \$2,000; seconded by Kim. Motion passed.

Owners Forum: Owners Forum opened at 7:00 and closed at 7:03 PM.

Next Board Meeting: The next Gatling Pointe Board Meeting is Monday, August 22, 2022.

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, July 25, 2022; seconded by Kim. The Meeting adjourned at 7:03 PM.

Prepared by: Board of Directors

Date Approved: Approved by Unanimous Consent of the Board on \_\_\_\_\_, 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 replace windows approved by Unanimous Consent of the Board on 05-27-2022 and by the Architectural Review Board.
2. Application for 105 North Winterberry Lane to install flag pole in the front yard approved by Unanimous Consent of the Board on 05-27-2022 and by the Architectural Review Board.
3. Application for 209 Sunrise Bluff Lane to replace the fence approved by Unanimous Consent of the Board on 05-30-2022 and by the Architectural Review Board.
4. Application for 105 Commodore Lane to replace dormer siding approved by Unanimous Consent of the Board on 06-01-2022 and by the Architectural Review Board.
5. Application for 800 Gatling Pointe Parkway to replace the roof approved by Unanimous Consent of the Board on 06-12-2022 and by the Architectural Review Board.

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

1. Approval of Whitman Development Group, LLC's proposal in the amount of \$2,594.00 to install remaining pallet of rock wall stone on July 13, 2022.
2. Approval of Bill Dolan's request to purchase 9 holiday wreaths at a cost not to exceed \$604.90 on July 18, 2022.