

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the November 21, 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, November 21, 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; Steve Serafini, Member at Large.

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 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 Meeting:

The Board Meeting Minutes of the October 24, 2022, Board Meeting were approved by Unanimous Consent of the Board on October 26, 2022.

Treasurer’s Report: Ross read the Treasurer’s Report into the record at the Meeting.

Total Operating Fund	\$ 1,443.78
Total Operating Reserves	27,086.66
Total Replacement Reserves	48,480.53
Total Other Reserves	20,006.88
Total Assets	\$ 97,017.85

Pete motioned to accept the Treasurer’s Report as presented; seconded by Steve. 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 and by the Members of the Architectural Review Board since the last Board Meeting; seconded by Pete. Motion passed.

2. Decisions made by Unanimous Consent of the Board since the last Board Meeting: None.

Unfinished Business:

1. Gas Lamp Replacement. The Board is expecting a schedule for Metro Mechanical to replace the James Landing Neighborhood Gas Lamp with a solar lamp for the approximate cost of labor and materials in the amount of \$400 as approved during the October 24, 2022, Board Meeting.

New Business:

1. Pete motioned to approve the proposal by Thomas, Adams and Associates to serve as collections counsel to the Association; seconded by Sarah. Motion passed.
2. Steve motioned to approve the proposal by DesRoches and Company, CPAs, P.C., to prepare and submit the Association's federal and state tax returns in the amount of \$350 per year for the years 2022, 2023 and 2024; seconded by Ross. Motion passed.
3. Steve motioned to approve the due process hearing results discussed by the Board during Executive Session; seconded by Ross. Motion passed.

Owners Forum: Owners Forum opened at 6:45 PM and closed at 6:57 PM.

Next Board Meeting: The next Gatling Pointe Board Meeting is a Special Meeting of the Board noticed for the purpose of discussing covenant violations, scheduled for Monday, December 5, 2022, beginning at 5:30 PM. The Special Board Meeting will be held at 1613 South Church Street, Smithfield, Virginia.

The next Regular Meeting of the Board of Directors is scheduled for Monday, January 23, 2023.

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, November 21, 2022; seconded by Pete. The Meeting adjourned at 7:05 PM.

Prepared by: Board of Directors.

Date Approved: _____, 2022.

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

1. Application for 107 Mariners Circle to modify the exterior color of the home approved with an extension to complete the work by April 30, 2023, by Unanimous Consent of the Board on 10-26-2022 and by the Architectural Review Board.

2. Application for 207 Winterberry Lane to remove three trees on the right side of the Lot approved by Unanimous Consent of the Board on 10-26-2022 and by the Architectural Review Board.
3. Application for 103 Sunrise Bluff Court to remove trees within 10 feet of the front of the home approved by Unanimous Consent of the Board on 11-02-2022 and by the Architectural Review Board.
4. Application for 106 Sunrise Bluff Court to install a rear yard screen to conceal a boat denied by Unanimous Consent of the Board on 11-09-2022 and by the Architectural Review Board.
5. Application for 205 Clipper Creek Lane to remove a dead tree in the front yard approved by Unanimous Consent of the Board on 11-09-2022 and by the Architectural Review Board.

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

None.