

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the October 24, 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, October 24, 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, Treasurer; 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:

Pete motioned to move in to Executive Session for the purpose of discussing contracts and proposals and possible 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 Ross. Motion passed. The Board moved out of Executive Session at 6:10 PM.

Approval of Minutes of Prior Board Meetings:

Pete motioned to approve the Minutes of the September 26, 2022, Board Meeting; seconded by Steve. Motion passed.

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

Total Operating Fund	\$ 4,493.30
Total Operating Reserves	26,684.98
Total Replacement Reserves	47,951.43
Total Other Reserves	20,006.54
Total Assets	\$ 99,136.25

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 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 to this Agenda; seconded by Ross. Motion passed.

Unfinished Business:

1. Gas Lamp Replacement. Sarah motioned to authorize 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; seconded by Steve. Motion passed.

New Business:

1. Steve motioned to approve reinvestment of a Certificate of Deposit in General Ledger Account #11084 (Cash/CD/RR/Towne) in the amount of \$3,241.71 with CIT Bank for an 18 month term at the rate of 3.00% interest; seconded by Pete. Motion passed.
2. Sarah motioned to approve reinvestment of a Certificate of Deposit in General Ledger Account #11084 (Cash/CD/RR/Towne) in the amount of \$6,483.52 with CIT Bank for an 18 month term at the rate of 3.00% interest; seconded by Steve. Motion passed.
3. Ross motioned to terminate Columbia Gas service to the Neighborhood Gas Lamps by instruction of the Board to the Association's Manager after installation and review by the Board of a solar lamp installed at the James Landing Neighborhood Gas Lamp; seconded by Steve. Motion passed.

Owners Forum: Owners Forum opened at 6:35 PM and closed at 6:36 PM.

Next Board Meeting: The next Gatling Pointe Board Meeting is Monday, November 21, 2022.

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, October 24, 2022; seconded by Ross. The Meeting adjourned at 6:40 PM.

Prepared by: Board of Directors.

Date Approved: October 26, 2022.

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

1. Application for 100 Water Pointe Lane to install fence and facility screening approved by Unanimous Consent of the Board and by the Members of the Architectural Review Board on 10-02-2022.

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

1. Proposal by Jones Curb Appeal in the amount of \$1,200 to remove dead sugar gum tree near the Foot Bridge approved by Unanimous Consent of the Board on October 14, 2022.