

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the September 26, 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, September 26, 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; 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 Steve. Motion passed. The Board moved in to Executive Session at 5:30 PM.

Ross motioned to move out of Executive Session; seconded by Pete. Motion passed. The Board moved out of Executive Session at 6:17 PM.

Approval of Minutes of Prior Board Meetings:

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

Treasurer’s Report:

Total Operating Fund	\$ 4,589.79
Total Operating Reserves	26,283.33
Total Replacement Reserves	47,422.27
Total Other Reserves	20,006.22
Total Assets	\$ 98,301.61

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. 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. There were no decisions made by Unanimous Consent of the Board since the last Board Meeting.

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

New Business:

1. Pete motioned to approve the Extra Mile Landscaping Maintenance contract in the amount of \$38,900, effective January 1, 2023; seconded by Steve. Motion passed.
2. Ross motioned to approve termination of the Jones Curb Appeal Landscaping Maintenance contract on December 1, 2022, effective December 31, 2022, to provide the required 30 days' notice of termination to Jones Curb Appeal as required by Section K of the Landscape Services Contract between the Association and Jones Curb Appeal; 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, October 24, 2022.

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, September 26, 2022; seconded by Sarah. The Meeting adjourned at 6:37 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 101 Winterberry Circle to extend the driveway approved by Unanimous Consent of the Board on 09-02-2022 and by the Members of the Architectural Review Board, conditioned on location of the extension within the 5 foot setback from the Lot Line.