

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the January 23, 2023
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, January 23, 2023, at 1613 South Church Street, Smithfield, Virginia.

Directors and Management Present:

Sarah Palamara, President; Pete Carlson, Vice President; Ross Tomlin, Treasurer; Kim Burbage, Secretary; 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 Ross. 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 6:15 PM.

Approval of Minutes of Prior Board Meeting:

Steve motioned to approve the Board Meeting Minutes of the November 21, 2022, Board Meeting; seconded by Kim. Motion passed.

Steve motioned to approve the Board Meeting Minutes of the December 5, 2022, Special Board Meeting; second by Ross. Motion passed.

Treasurer’s Report: The Treasurer’s Report was included in the Agenda for the Meeting as presented in these Minutes.

Total Operating Fund	\$ 3,150.63
Total Operating Reserves	27,889.34
Total Replacement Reserves	49,543.84
Total Other Reserves	20,007.56
Total Assets	\$ 100,591.34

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 with Solar Lamp at James Landing. Metro Mechanical is waiting for the solar lamp to be delivered.
2. Sarah motioned to approve the 2023 Replacement Reserve Study prepared by Miller Dodson as presented; seconded by Pete. Motion passed.

New Business:

1. Ross motioned to approve a budget of up to \$1,000 to purchase Spring Annuals; Kim seconded. Motion passed.

Owners Forum: Owners Forum opened at 6:30 PM and closed at 6:30 PM.

Next Board Meeting: The next Regular Meeting of the Board of Directors is scheduled for Monday, February 27, 2023.

Adjournment: Pete motioned to adjourn the Board Meeting held on Monday, January 23, 2023; seconded by Kim. The Meeting adjourned at 6:31 PM.

Prepared by: Board of Directors.

Date Approved: January 24, 2023.

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

1. Application for 102 Sunrise Bluff Court to replace the home's windows approved by Unanimous Consent of the Board on 11-26-2022 and by the Architectural Review Board.
2. Application for 205 Clipper Creek Lane to remove a second tree located next to the driveway, in addition to an Application to remove a dead tree approved on 11-09-2022, approved by Unanimous Consent of the Board on 12-07-2022 and by the Architectural Review Board.
3. Application for 303 Clipper Creek Lane to install an access ramp from the driveway to the front door of the home provisionally approved on 12-16-2022, with a complete Application approved on 01-02-2023 by Unanimous Consent of the Board and by the Architectural Review Board.

4. Application for 1000 Gatling Pointe Parkway to replace front door approved by Unanimous Consent of the Board on 01-11-2023 and by Members of the Architectural Review Board.
5. Application for 107 Mariners Circle to replace front railings and posts approved by Unanimous Consent of the Board on 01-15-2023 and by the Architectural Review Board.