

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the February 27, 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, February 27, 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:

Ross motioned to move in to Executive Session for the purpose of discussing contracts 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 5:51 PM.

Approval of Minutes of Prior Board Meeting:

The Minutes of the Regular Board Meeting held on Monday, January 23, 2023, were approved by Unanimous Consent of the Board on January 24, 2023.

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

Total Operating Fund	\$ 9,115.98
Total Operating Reserves	28,348.75
Total Replacement Reserves	50,109.46
Total Other Reserves	20,007.90
Total Assets	\$ 107,582.09

Ratification of Decisions Made by Unanimous Consent of the Board between Board Meetings:

1. Kim 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. Sarah motioned to ratify the decisions made by Unanimous Consent of the Board since the last Board Meeting identified on Exhibit B to these Minutes; seconded by Steve. Motion passed.

Unfinished Business:

1. Ross motioned to terminate the Association's Columbia Gas natural gas supply service to the Association effective immediately; seconded by Kim Burbage. Motion passed.

New Business:

1. The Board approved installation of Isle of Wight County Fire and Rescue Department-suggested reflective address markers for installation on mailbox posts. Pete volunteered to prepare notice correspondence to the Owners of approval to install the markers without prior approval of the Association by website posting and by newsletter article.
2. Pete motioned to approve purchase of a security camera system to monitor the Gatling Pointe Parkway / Gatling Pointe Parkway corridor for an amount not to exceed \$300; seconded by Steve. Motion passed.

Owners Forum: Owners Forum opened at 6:30 PM and closed at 6:32 PM.

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

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, February 27, 2023; seconded by Pete. The Meeting adjourned at 6:33 PM.

Prepared by: Board of Directors.

Date Approved: March 24, 2023, by Unanimous Consent of the Board.

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

1. Application for 106 Clipper Creek Court to replace the home's roof approved by Unanimous Consent of the Board on 02-05-2023 and by the Architectural Review Board.
2. Application for 106 Clipper Creek Circle to replace the home's front door approved by Unanimous Consent of the Board on 02-21-2023 and by the Architectural Review Board.
3. Application for 207 Winterberry Lane to change the exterior color of the home approved by Unanimous Consent of the Board on 02-21-2023 and by the Architectural Review Board.

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

1. Approval of the Colonial Tree tree removal proposal in the amount of \$4,535 to take down two gum trees, a white oak tree and a pine tree at the front entrance on February 21, 2023.