

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the March 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, March 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; 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 possible covenant violation matters; seconded by Steve. 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 6:21 PM.

Approval of Minutes of Prior Board Meeting:

The Minutes of the Regular Board Meeting held on Monday, February 27, 2023, were approved by Unanimous Consent of the Board on March 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	\$ 556.25
Total Operating Reserves	28,813.13
Total Replacement Reserves	50,643.20
Total Other Reserves	20,012.26
Total Assets	\$ 100,024.84

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 Ross. Motion passed.

2. Ross 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 Pete. Motion passed.

Unfinished Business:

1. No decisions were made on Unfinished Business items during the Board Meeting that required a motion, second and vote of the Board.

New Business:

1. No decisions were made on New Business items during the Board Meeting that required a motion, second and vote of the Board.

Owners Forum: Owners Forum opened at 6:41 PM and closed at 6:44 PM.

Annual Meeting: The 2023 Annual Meeting of the Association will be held on April 24, 2023, beginning at 6:00 PM, followed by the Organizational Meeting of the Board to elect Officers for the 2023 Board year.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, April 24, 2023, following the Annual Meeting of the Association and the Organizational Meeting of the Board to elect Officers for the 2023 Board year.

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, March 27, 2023; seconded by Kim. The Meeting adjourned at 6:45 PM.

Prepared by: Board of Directors.

Date Approved: March 28, 2023.

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

1. Application for 105 South James Landing to install a fence to the left of the driveway approved with conditions by Unanimous Consent of the Board on 02-27-2023 and by the Architectural Review Board.
2. Application for 207 Winterberry Lane to replace the home's wood front porch, steps and columns with brick front porch, steps and columns approved by Unanimous Consent of the Board on 03-11-2023 and by the Architectural Review Board.
3. Application for 101 Watch Harbour to replace roof approved by Unanimous Consent of the Board on 03-21-2023 and by the Architectural Review Board.

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

1. Approval on March 1, 2023, of Whitman Development Group LLC proposal to install castle rock wall to finish the wall span between Clipper Creek Lane and Sunrise Bluff in the amount of \$10,694.00
2. Approval on March 5, 2023, of the Colonial Tree Care proposal to remove a maple tree at the 9/11 memorial in the amount of \$380.