

GATLING POINTE COMMUNITY ASSOCIATION, INC.  
Minutes of the April 24, 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, April 24, 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:

Steve 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.

Steve motioned to move out of Executive Session; seconded by Kim. Motion passed. The Board moved out of Executive Session at 5:50 PM.

Approval of Minutes of Prior Board Meeting:

The Minutes of the Regular Board Meeting held on Monday, March 27, 2023, were approved by Unanimous Consent of the Board on March 28, 2023, and thereafter posted on the Association’s website.

The 2023 Organizational Meeting of the Board was held on Monday, April 24, 2023, following the 2023 Annual Meeting. The following Officers were elected: Sarah Palamara, President; Pete Carlson, Vice President; Kim Burbage, Secretary; Ross Tomlin, Treasurer. Steve Serafini will serve as Member at Large.

Treasurer’s Report: The Treasurer’s Report was included in the Agenda for the Meeting as presented in these Minutes. Sarah motioned to approve the Treasurer’s Report as presented; seconded by Steve. Motion passed.

Total Operating Fund	\$ 7,588.71
Total Operating Reserves	29,307.94
Total Replacement Reserves	45,276.10
Total Other Reserves	20,037.76
Total Assets	\$ 102,210.51

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

1. Pete 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. Ratification of decisions made by Unanimous Consent of the Board since the last Board Meeting identified on Exhibit B to these Minutes. None.

Unfinished Business:

1. Ross motioned to approve the purchase and installation of 11 solar lamps to replace the Neighborhood gas lamps for a cost of \$4,782.69; seconded by Steve. Motion passed.

New Business:

1. Steve motioned to approve the Extra Mile Landscapes proposal to render repairs to the irrigation system in the amount of \$801.75; seconded by Ross. Motion passed.
2. Pete motioned to approve the Extra Mile Landscapes proposal to locate and fix a leak in the main line of the irrigation system located at the front entrance on the ingress side in an amount not to exceed \$750 unless prior Board approval is obtained; seconded by Steve. Motion passed.
3. Steve motioned to approve the due process hearing decision discussed by the Board during Executive Session; seconded by Ross Tomlin.

Owners Forum: Owners Forum opened at 6:30 PM and closed at 6:39 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, May 22, 2023.

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, April 24, 2023; seconded by Sarah. The Meeting adjourned at 6:39 PM.

Prepared by: Board of Directors.

Date Approved: Approved May 20, 2023.

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

1. Application for 207 Winterberry Lane to rebuild and enlarge the home's existing deck from the rear exit from the home approved by Unanimous Consent of the Board on 04-12-2023 and by the Architectural Review Board.

2. Application for 102 Regatta Lane to replace front and back doors approved by Unanimous Consent of the Board on 04-19-2023 and by the Architectural Review Board.
3. Application for 309 Clipper Creek Lane to replace the rear deck surface, steps and railings approved by Unanimous Consent of the Board on 04-19-2023 and by the Architectural Review Board.

Exhibit B: Decisions made by Unanimous Consent of the Board since the last Board Meeting. None.