

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the May 22, 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, May 22, 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:

Ross motioned to move in to Executive Session for the purpose of discussing possible covenant violation matters; seconded by Kim. Motion passed. The Board moved in to Executive Session at 5:30 PM.

Steve motioned to move out of Executive Session; seconded by Pete. Motion passed. The Board moved out of Executive Session at 6:10 PM.

Approval of Minutes of Prior Board Meeting:

The Minutes of the Regular Board Meeting held on Monday, April 24, 2023, were approved by Unanimous Consent of the Board on May 21, 2023, and thereafter posted on the Association’s website.

Treasurer’s Report: The Treasurer’s Report was included in the Agenda for the Meeting as presented in these Minutes and presented at the Board Meeting by Ross.

Total Operating Fund	\$ 16,024.49
Total Operating Reserves	29,802.19
Total Replacement Reserves	45,906.41
Total Other Reserves	20,062.48
Total Assets	\$ 111,795.57

Steve 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. Ross 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: None.

New Business:

1. Uniform Sign Policy.
The Board discussed changes to the Uniform Sign Policy regarding political signs and open house signs, with changes to the Policy to be reviewed at the June 26, 2023, Board Meeting.
2. The Board agreed to move the July 24, 2023, Board Meeting to July 31, 2023.
3. The Board agreed to amend the Board Meeting schedule to move into Open Session at 6:00 PM, moving the time from 6:30 PM.

Owners Forum: Owners Forum opened at 6:34 PM and closed at 6:35 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, June 26, 2023. The Open Session of the Board Meeting will begin at 6:00 PM.

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, May 22, 2023; seconded by Kim. The Meeting adjourned at 6:40 PM.

Prepared by: Board of Directors.

Date Approved: Approved June 5, 2023.

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

1. Application for 201 Clipper Creek Lane to remove two trees in the front yard approved by Unanimous Consent of the Board on 04-24-2023 and by the Architectural Review Board.
2. Application for 501 Gatling Pointe Parkway to remove five trees and to remove additional trees and landscaping approved by Unanimous Consent of the Board and the Architectural Review Board on 05-17-2023.

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