

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the June 26, 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, June 26, 2023, at 1613 South Church Street, Smithfield, Virginia.

Directors and Management Representative 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 possible covenant violation matters; seconded by Ross. Motion passed. The Board moved in to Executive Session at 5:31 PM.

Steve motioned to move out of Executive Session; seconded by Ross. Motion passed. The Board moved out of Executive Session at 5:55 PM.

Approval of Minutes of Prior Board Meeting:

The Minutes of the Regular Board Meeting held on Monday, May 22, 2023, were approved by Unanimous Consent of the Board on June 5, 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.

Total Operating Fund	\$ 11,680.50
Total Operating Reserves	30,298.22
Total Replacement Reserves	46,439.73
Total Other Reserves	20,088.06
Total Assets	\$ 108,506.51

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. Gas Lamp Replacement.
Casey reported that 10 of 11 Solar Lamps ordered have been received.
2. Uniform Sign Policy.
Ross motioned to approve the Resolution adopting Uniform Sign Regulations as presented during the Board Meeting, attached to these Minutes as Exhibit C; seconded by Steve. Motion passed.

The Board decided to distribute the Resolution to all Owners by newsletter and/or by email distribution through the Association's website.

3. Walking Bridge Maintenance / Replacement.
Review proposals to maintain or replace the Walking Bridge. Only one proposal was received as of the Board Meeting, so this discussion was tabled pending receipt of additional proposals.

New Business:

1. Due Process Hearing Decisions.
No due process hearing decisions were convened during Executive Session.

Owners Forum: Owners Forum opened at 6:16 PM and closed at 6:16 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, July 31, 2023. The Open Session of the Board Meeting will begin at 6:00 PM.

Adjournment: Pete motioned to adjourn the Board Meeting held on Monday, June 26, 2023; seconded by Kim. The Meeting adjourned at 6:17 PM.

Prepared by: Board of Directors.

Date Approved: Approved July 13, 2023.

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

1. Application for 100 Clipper Creek Lane to install an access ramp at the rear of the home approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 05-22-2023.

2. Application for 100 Winterberry Lane to replace fence approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 05-27-2023.
3. Application for 100 Clipper Creek Lane to remove a tree at the rear corner of the Lot approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 05-31-2023.
4. Application for 101 Regatta Lane to remove a tree at the rear of the Lot approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 05-31-2023.
5. Application for 106 Sunrise Bluff Court to install significant backyard landscaping approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 05-22-2023, conditioned on the landscaping having no negative impact on the Bradford Pear trees adjacent to Gatling Pointe Parkway at the rear of the Lot.
6. Application for 207 Mariners Circle to replace the roof approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 06-07-2023.
7. Application for 103 Water Pointe Lane to install a paver patio and walkway at the rear of the home approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 06-12-2023.
8. Application for 103 Water Pointe Lane to change the color of the front door and to install replacement exterior lamps at the garage door approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 06-14-2023.

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

Exhibit C

RESOLUTION
of the BOARD OF DIRECTORS of
GATLING POINTE COMMUNITY ASSOCIATION, INC.

(Uniform Sign Regulations)

Recitals: (Authorization to Adopt these Regulations)

R-1. The Board of Directors (“Board”) is authorized by Article I, Section 2, of the Amended and Restated Declaration of Covenants, Conditions and Restrictions Applicable To All Property In Gatling Pointe (“Declaration”), June 6, 2016, and recorded on July 8, 2016, in the Clerk’s Office of the Circuit Court of the County of Isle of Wight, Virginia (“Clerk’s Office”), as Instrument #160002693, to “establish and amend from time to time . . . uniform sign regulations . . . which shall be binding on all Owners”.

R-2. The Board adopted the Uniform Sign Regulations that appear in this Resolution at the Board of Directors Meeting held on June 26, 2023.

R-3. This Resolution sets forth the Uniform Sign Regulations adopted by the Board to complement Article I, Section 8, of the Declaration related to Signage. This Resolution supersedes and replaces that document entitled “Gatling Pointe Sign Policy” originally adopted on May 26, 2009.

R-4. The Board of Directors will provide notice of this policy to all current Owners and to all future owners by including the Resolution in resale disclosure packages required by the Virginia Property Owners’ Association Act. This Resolution will also be posted on the Association’s website located at *www.gatlingpointe.net*.

NOW THEREFORE, the Board of Directors of Gatling Pointe Community Association, Inc. does hereby adopt this Resolution in order to formalize adoption of the Uniform Sign Regulations:

Gatling Pointe Uniform Sign Regulations. No signs shall be erected or maintained on any Lot or Common Area until the proposed sign size, color, content and location shall have been approved in writing by the Board of Directors and the Architectural Review Board, except as follows:

1. Real Estate Signs.
 - a. One (1) sign of not more than six (6) square feet advertising the property for Sale or Rent, provided the sign is removed no later than 15 days after the sale (closing) of the property to a new owner or when the home has been leased/rented.

- b. Real Estate “Open House” signs installed on Common Area require prior written Application to and approval of the Board of Directors and the Architectural Review Board. If approved, not more than two (2) Open House signs will be permitted on Common Area.
- 2. One (1) sign of not more than six (6) square feet expressing support or opposition to political candidates or other issues which appear on the ballot of a primary, general, or special election, provided that such political signs shall not be placed on a Lot earlier than sixty (60) days before such election and shall be removed within three (3) days after such election.
- 3. One (1) sign of not more than four (4) square feet advertising a garage sale, provided the sign is posted for no more than twenty-four (24) hours.
- 4. Holiday decorations and displays provided they are not displayed earlier than thirty (30) days preceding the holiday or remain beyond fifteen (15) days thereafter.
- 5. Signs not larger than 12” x 12” in size depicting an installed security system or invisible-type fencing provided they are well maintained.
- 6. One (1) Contractor sign displayed while work is in progress but must be removed once construction/work is complete.

IN WITNESS WHEREOF the Board of Directors of Gatling Pointe Community Association, Inc. has signed this Resolution on this _____ day of _____, 2023.

Sarah R. Palamara, President

Peter M. Carlson, Vice President

Kimberly D. Burbage, Secretary

Ross T. Tomlin, Treasurer

Stephen D. Serafini, Member at Large