

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the August 28, 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, August 28, 2023, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 895 9510 8565.

Directors and Management Representative Present:

Sarah Palamara, President; Pete Carlson, Vice President; Ross Tomlin, Treasurer; Kim Burbage, Secretary; and Casey Lindblad, Association Manager.

Call to Order:

Sarah called the Board Meeting to order at 5:31 PM.

Executive Session:

Sarah motioned to move in to Executive Session for the purpose of discussing and considering contracts and possible covenant violation matters; seconded by Pete. Motion passed. The Board moved in to Executive Session at 5:32 PM.

Ross motioned to move out of Executive Session; seconded by Pete. Motion passed. The Board moved out of Executive Session at 6:00 PM.

Approval of Minutes of Prior Board Meeting:

The Minutes of the Regular Board Meeting held on Monday, July 31, 2023, were approved by Unanimous Consent of the Board on August 15, 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 by Ross during Open Session.

Total Operating Fund	\$ 10,924.77
Total Operating Reserves	31,291.00
Total Replacement Reserves	47,614.35
Total Other Reserves	20,138.48
Total Assets	\$ 109,968.60

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 Ross. 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:
Relay Electric is scheduled to be in the Community the week of August 28, 2023, to replace the gas lamps with solar lamps, weather permitting.
2. Walking Bridge Replacement:
G. Hays Construction is scheduled to be in the Community on September 5-6, 2023, to replace the walking bridge, weather permitting.

New Business:

1. Draft Declaration Amendment regarding Short Term Rental of a Lot.
The Board approved a draft Amendment to the Declaration to prohibit short term rental of a Lot without prior written request to and approval of the Board of Directors. The Board will present the Amendment to the Community and schedule a Special Meeting of the Owners to vote on the Amendment on November 27, 2023.

Owners Forum: No Owners attended the Board Meeting.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, September 25, 2023. The Open Session of the Board Meeting will begin at 6:00 PM.

Adjournment: Ross motioned to adjourn the Board Meeting held on Monday, August 28, 2023; seconded by Kim. The Meeting adjourned at 6:06 PM.

Prepared by: Board of Directors.

Date Approved: Approved _____, 2023.

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

1. Application for 201 Mariners Circle to install a shed approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 08-03-2023.
2. Application for 108 Winterberry Circle to change the color of the front door and shutters from red to green approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 08-19-2023.

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