

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the September 25, 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, September 25, 2023, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 821 8709 3378.

Directors and Management Representative Present:

Sarah Palamara, President; Pete Carlson, Vice President; Ross Tomlin, Treasurer; 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 and considering contracts and possible covenant violation matters; seconded by Pete. Motion passed. The Board moved in to Executive Session at 5:32 PM.

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

Approval of Minutes of Prior Board Meeting:

Sarah motioned to approve the Minutes of the Regular Board Meeting held on Monday, August 28, 2023; seconded by Pete. Motion passed.

Treasurer’s Report: The Treasurer’s Report was presented by Ross during Open Session. Pete motioned to approve the Treasurer’s report as presented; seconded by Steve. Motion passed.

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| Total Operating Fund | \$ 7,951.45 |
| Total Operating Reserves | 31,788.96 |
| Total Replacement Reserves | 48,148.26 |
| Total Other Reserves | 20,164.16 |
| Total Assets | \$ 108,052.83 |

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. Proposed Declaration Amendment regarding Short Term Rental Amendment.
The Board reviewed and edited draft correspondence to the Association's Owners transmitting Notice of a Special Members Meeting to be held on November 27, 2023, to review and seek approval of an Amendment to the Declaration regarding Leasing of a residence and Lot.
2. Board Meeting Schedule for remainder of 2023.
The Special Members Meeting to review an Amendment to the Declaration regarding Leasing of a residence and Lot will be held on Monday, November 27, 2023. A November Board Meeting will not be convened unless business of the Association comes up that requires the Board to meet.

New Business: None.

Owners Forum: Owners Forum opened at 6:04 PM and closed at 6:09 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, October 23, 2023. The Open Session of the Board Meeting will begin at 6:00 PM.

Adjournment: Sarah motioned to adjourn the Board Meeting held on Monday, September 25, 2023; seconded by Ross. The Meeting adjourned at 6:09 PM.

Prepared by: Board of Directors.

Date Approved: Approved October 23, 2023.

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

1. Application for 100 Clipper Creek Court to install brick planter wall approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 09-13-2023.

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