

GATLING POINTE COMMUNITY ASSOCIATION, INC.  
Minutes of the October 23, 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, October 23, 2023, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 861 9855 5561.

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:

Ross 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 5:31 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.

Ross motioned to move in to Executive Session to continue discussion of contracts; seconded by Steve. The Board moved in to Executive Session at 6:16 PM.

Sarah motioned move out of Executive Session; seconded by Pete. Motion passed. The Board moved out of Executive Session at 6:31 PM.

Approval of Minutes of Prior Board Meeting:

Pete motioned to approve the Minutes of the Regular Board Meeting held on Monday, September 25, 2023; seconded by Steve. 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.

Total Operating Fund	\$ 3,653.67
Total Operating Reserves	31,828.18
Total Replacement Reserves	45,411.27
Total Other Reserves	20,189.02
Total Assets	\$ 101,082.14

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. Pete motioned to approve the due process hearing decisions discussed by the Board during Executive Session; seconded by Steve. Motion passed.

Owners Forum: Owners Forum opened at 6:10 PM and closed at 6:16 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, November 27, 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, October 23, 2023; seconded by Sarah. The Meeting adjourned at 6:17 PM.

Prepared by: Board of Directors.

Date Approved: Approved November 27, 2023.

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

1. Application for 204 Mariners Circle to remove four diseased trees approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 09-30-2023.
2. Application for 303 Clipper Creek Lane to replace sixteen windows approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 10-05-2023.
3. Application for 100 Clipper Creek Court to remove one diseased tree approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 10-10-2023.
4. Application for 201 Mariners Circle to install shed approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 10-10-2023.

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