

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the November 27, 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, November 27, 2023, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 835 9255 4001.

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 5:31 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.

Kim 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:

Pete motioned to approve the Minutes of the Regular Board Meeting held on Monday, October 23, 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	\$ 17,104.04
Total Operating Reserves	32,326.86
Total Replacement Reserves	46,047.07
Total Other Reserves	20,214.76
Total Assets	\$ 115,692.73

Ratification of Decisions Made by Unanimous Consent of the Board between Board Meetings:

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

Owners Forum: Owners Forum opened at 6:20 PM and closed at 6:31 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, January 22, 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, November 27, 2023; seconded by Kim. The Meeting adjourned at 6:32 PM.

Prepared by: Board of Directors.

Date Approved: Approved January 22, 2024.

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

1. Application for 102 Spinnaker Run Lane to replace porch columns and railings approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 10-28-2023.
2. Application for 105 South James Landing Court to install a shed, conditioned on location of the shed not less than five feet from the Lot line, approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 11-04-2023.

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