

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the February 26, 2024
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, February 26, 2024, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 864 3020 2783.

Directors and Management Representative Present:

Sarah Palamara, President; Pete Carlson, Vice President; Ross Tomlin, Treasurer; Kim Burbage, Secretary; Stephen 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 possible covenant violation matters and to discuss the assessment delinquency report; seconded by Kim. 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 5:50 PM.

Approval of Minutes of Prior Board Meeting:

Pete motioned to approve the Minutes of the Regular Board Meeting held on Monday, January 22, 2024; seconded by Steve. Motion passed.

Treasurer’s Report: The Treasurer’s Report was included in the Board Package for review by the Board.

Total Operating Fund	\$ 39,517.71
Total Operating Reserves	34,223.41
Total Replacement Reserves	48,413.64
Total Other Reserves	20,291.26
Total Assets	\$ 142,446.02

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 Pete. Motion passed.

2. Steve motioned to ratify the decision made by Unanimous Consent of the Board since the last Board Meeting identified on Exhibit B to these Minutes; seconded by Ross. Motion passed.

Unfinished Business: None.

New Business:

1. Ross motioned to accept the due process hearing decisions as discussed in Executive Session; seconded by Kim. Motion passed.
2. Sarah motioned to approve the 2023 Association Tax Returns as presented; seconded by Kim. Motion passed.
3. Steve motioned to approve an Application submitted by real estate agent Kim Burbage with Liz Moore & Associates to post two "Open House" signs on Common Area on 03-02-2024 and 03-03-2024; second by Ross. Sarah abstained. Motion passed.

Owners Forum: Owners Forum opened at 5:48 PM and closed at 5:48 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, March 25, 2024. The Meeting will be called to order at 5:30 PM, with Executive Session held between 5:30 PM and 6:00 PM. The Open Session of the Board Meeting will begin at 6:00 PM.

Adjournment: Ross motioned to adjourn the Board Meeting held on Monday, February 26, 2024; seconded by Steve. The Meeting adjourned at 6:18 PM.

Prepared by: Board of Directors.

Date Approved: Approved by Unanimous Consent of the Board on February 26, 2024.

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

1. Application for 103 North James Landing to replace front door, garage access door and back door and to install a storm door on the back door approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 01-26-2024.
2. Application for 205 Spinnaker Run Lane to install a shed on the left side of the house behind the garage approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 02-09-2024.

3. Application for 105 North Winterberry Lane to remove three trees in the backyard approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 02-23-2024.

Exhibit B: Decisions made by Unanimous Consent of the Board since the last Board Meeting.

1. Approval of Proposal from Drum Creek Lawn and Landscaping LLC in the amount of \$37,800 to commence on March 1, 2024, approved by Unanimous Consent of the Board on February 9, 2024.