

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the January 22, 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, January 22, 2024, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 853 2000 4338.

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 5:30 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 Kim. Motion passed. The Board moved in to Executive Session at 5:31 PM.

Ross motioned to move out of Executive Session; seconded by Pete. Motion passed. The Board moved out of Executive Session at 5:48 PM.

Approval of Minutes of Prior Board Meeting:

Pete motioned to approve the Minutes of the Regular Board Meeting held on Monday, November 27, 2023; seconded by Ross. Motion passed.

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

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| Total Operating Fund | \$ 6,228.79 |
| Total Operating Reserves | 33,328.83 |
| Total Replacement Reserves | 47,655.64 |
| Total Other Reserves | 20,265.50 |
| Total Assets | \$ 107,478.76 |

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

1. Sarah 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. Kim motioned to approve the Precision Safe proposal to rehabilitate sidewalk Trip and Fall hazards throughout the Community in the amount of \$12,791, to be funded from Replacement Reserves (GL 34000); seconded by Pete. Motion passed.
2. Ross motioned to approve the Trees-R-Us Inc. proposal in the amount of \$2,160 to limb the red oak in the Spinnaker Run Neighborhood bed (\$240), to remove white oak tree branches hanging over Gatling Pointe Parkway in the Regatta Neighborhood area (\$360) and to remove the dead sweetgum tree in the gazebo bed on the ingress side of Gatling Pointe Parkway and to grind the stump (\$1560); seconded by Pete. 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, February 26, 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, January 22, 2024; seconded by Kim. The Meeting adjourned at 5:48 PM.

Prepared by: Board of Directors.

Date Approved: Approved February 26, 2024.

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

1. Application for 1102 Gatling Pointe Parkway to install three (3) windows to the room over the garage approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 11-20-2023.
2. Application for 104 Mariners Circle to replace the front door and sidelights approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 12-01-2023.
3. Application for 201 Winterberry to replace the siding and windows and to rehabilitate the shutters approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 12-28-2023.

4. Application for 306 Clipper Creek Lane to install a portable basketball goal approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 01-14-2024.
5. Application for 101 Regatta Lane to remove a tree in the front yard approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 01-16-2024.
6. Application for 106 South James Landing Court to replace a shed, replace the facilities enclosure and to replace a tree approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 01-22-2024.

The Board approved the following two Applications by Unanimous Consent during the Board Meeting:

1. Application for 201 Winterberry Lane to replace the deck approved by Unanimous Consent of the Board of Directors on 01-24-2024.
2. Application for 207 Sunrise Bluff Lane Winterberry to remove four trees in the front yard approved by Unanimous Consent of the Board of Directors on 01-24-2024.

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