

GATLING POINTE COMMUNITY ASSOCIATION, INC.  
Minutes of the March 24, 2025  
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, March 24, 2025, at 14571 Benns Church Boulevard, Smithfield, Virginia (Benn’s United Methodist Church, Second Floor Conference Room) and by virtual attendance via GoTo Call in to 1 (571) 317-3122, Access Code 813-563-077.

Directors and Management Representative Present:

Sarah Palamara, President; Pete Carlson, Vice President; Ross Tomlin, Treasurer; Kim Burbage, Secretary; Stephanie Shipman, Member at Large; and Amber Hobbs, Association Manager.

Call to Order:

Sarah called the Board Meeting to order at 5:30 PM.

Executive Session:

Stephanie motioned to move in to Executive Session for the purpose of discussing and considering contracts and covenant violations; seconded by Pete. 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 6:00 PM.

Approval of Minutes:

Pete motioned to approve the Minutes of the Board Meeting held on Monday, February 24, 2025, as presented; second by Stephanie. Motion passed.

Treasurer’s Report: The Treasurer’s Report was presented by Ross.

Total Operating Fund	\$ 55,648.51
Total Operating Reserves	56,643.37
Total Replacement Reserves	44,438.29
Total Other Reserves	22,471.56
Total Assets	\$ 179,201.73

Sarah motioned to accept the Treasurer’s Report as presented; seconded by Kim. Motion passed.

Ratification of Decisions Made by Unanimous Consent of the Board between Board Meetings:  
None.

Unfinished Business:

1. Community Involvement Events for 2025.

Confirmed:

Yard Sale: May 17, 2025

Ice Cream Social: June 28, 2025, 2:00 PM to 4:00 PM.

Proposed:

Shred-It: Tentative 2025 event.

Pete motioned to approve hosting a Shred-It event in the fall or winter 2025-2026; seconded by Kim. Motion passed.

New Business:

1. Stephanie motioned to approve Daniels Irrigation proposal / invoice for Spring startup of the irrigation system in the amount of \$200; seconded by Ross. Motion passed.
2. Stephanie motioned to approve Daniels Irrigation proposal to replace front entrance controller in the amount of \$350.00; seconded by Kim. Motion passed.

Owners Forum: Owners Forum opened at 6:15 PM and closed at 6:20 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, April 28, 2025. The Board Meeting will be held following the 2025 Annual Meeting of the Owners, noticed to convene at 6:00 PM.

Adjournment: Kim motioned to adjourn the Board Meeting held on Monday, March 24, 2025; seconded by Stephanie. The Meeting adjourned at 6:21 PM.

Prepared by: Board of Directors.

Date Approved: Approved at the Board's Regular Board Meeting held Monday, April 28, 2025.

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