Gatling Pointe Community Association Inc.
Board Meeting Agenda
Monday, October 27, 2025, Meeting convenes at 5:30 PM
Open Session at 6:00 PM
www.gatlingpointe.net
Location: 14571 Benns Church Boulevard, Smithfield, VA
Benns United Methodist Church, Second Floor Conference Room

Virtual Attendance Available: https://meet.goto.com/860010853
Call in: +1 (224) 501-3412
Access Code: 860-010-853

Meeting called to Order

Move to Executive Session

The Board will move in to Executive Session for the purpose of discussing and considering contracts and covenant violation matters.

Any decisions made in Executive that require a vote in Open Session will be discussed under "Unfinished Business" or "New Business."

Open Session

Approval of Minutes: Approval of the September 29, 2025, Board Meeting Minutes was obtained by Unanimous Consent of the Board on __________, 2025, and the Board Meeting Minutes were thereafter posted on the Association's website.

Treasurer's Report:

Total Operating Fund	$ 50,950.88
Total Operating Reserves	64,583.53
Total Replacement Reserves	35,768.00
Total Other Reserves	38,822.31
Total Assets	$ 190,124.72

Ratification of Decisions Made by Unanimous Consent of the Board between Board Meetings: Ratification of decisions made by Unanimous Consent of the Board since the last Board Meeting depicted on Exhibit A to this Agenda.

Unfinished Business:

1. Status of 1st Phase of GPP Remediation.
   Discuss remediation efforts of the 1st Phase.

2. Daniels Irrigation Proposal to install Wi-Fi for Irrigation.
   Review Daniels Irrigation Proposal to allow the irrigation system to be set using wi-fi.

3. Amendment to the Declaration to Change Annual Assessment Increase to up to 10%
   Discuss Amendment process; set date for Special Meeting to vote on the Amendment.
   Note 30 day notice requirement.

4. Association Complaint Procedures Resolution.
   Review and approve new Resolution to adopt Regulations changes effective 08.01.2025.

5. Social Events for 2025.
   Confirmed:
   Great Gatling Pointe

Food Drive:	November 6, 2025 [Note Date Change]
Holiday Lights Installation:	November 22, 2025
Santa's Sleigh:	December 13, 2025, 6:00 PM

New Business:

1. Bartlett Tree Experts' Proposal to Prune Bradford Pear Trees.

2. Bartlett Tree Experts' Proposal to Prune Gatling Pointe Parkway Median Trees.

3. Bartlett Tree Experts' Proposal to Remove Dead Tree on Common Area behind 308 Clipper Creek Lane.

4. Pro-Tech Proposal to install Internet Access on Common Areas to facilitate wireless Irrigation System Control.

5. Pro-Tech Proposal to install Security Cameras at the Front Entrance.

6. DesRoches and Company Proposal to Complete 2025 Income Tax Returns.

7. Discuss Installation of Holiday Decorations on Common Areas by Owners.
   The Association does not have any Rules and Regulations regarding this new practice.
   Do we need Rules and Regulations on this topic?

Manager's Report: Robbi Henry, the Association's Manager, will provide a Manager's Report of management activities since the last Board Meeting.

Owner's Forum:
   Questions and comments from Owners in attendance at the Board Meeting.

Adjourn

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, January 26, 2026. The Meeting will be called to order at 5:30 PM, with Executive Session available to the Board between 5:30 PM and 6:00 PM. The Open Session of the Board Meeting will begin at 6:00 PM.

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

None.

UNITED PROPERTY ASSOCIATES

Balance Sheet - Operating

Gatling Pointe Community Association Inc.

End Date: 09/30/2025

Assets			
Operating Fund			
10-10105-00	BankUnited - Operating - 1478	$50,950.88	
Total Operating Fund:			$50,950.88
Operating Reserves			
11-11025-00	BankUnited - OP Res - 0916	64,583.53	
Total Operating Reserves:			$64,583.53
Replacement Reserves			
12-11000-00	Atlantic Union - Repl Res - 6747	25,090.40	
12-11094-02	CD NCB-Repl Res - 0469 - 18M - 4.60% - 01/08/26	7,179.12	
12-11124-01	CD AUB -Repl Res - 3424 - 19M - 4.17% - 02/18/26	3,498.48	
Total Replacement Reserves:			$35,768.00
Other Reserves			
13-11055-00	BankUnited - Tree Res - 0924	10,584.39	
13-11060-00	BakUnited - Front Entrance - 8807	17,653.53	
13-11075-00	BankUnited - Weather Res - 0932	10,584.39	
Total Other Reserves:			$38,822.31
Total Assets:			**$190,124.72**
Liabilities & Equity			
Operating Reserves			
32-32000-00	Accumulated Operating Reserve	64,583.53	
Total Operating Reserves:			$64,583.53
Replacement Reserves			
33-33000-00	Accumulated Replacement Reserve	49,082.00	
33-34000-00	Replacement Reserve Y-T-D Expense	(13,314.00)	
Total Replacement Reserves:			$35,768.00
Other Reserves			
34-32020-00	Accumulated Tree Reserve	10,584.39	
34-32040-00	Accumulated Front Entrance Reserve	17,653.53	
34-32060-00	Accumulated Weather Reserve	10,584.39	
Total Other Reserves:			$38,822.31
Equity			
35-34980-00	Retained Earnings	40,771.76	
Total Equity:			$40,771.76
	Net Income Gain / Loss	10,179.12	
			$10,179.12
Total Liabilities & Equity:			**$190,124.72**

Income Statement - Operating

Gatling Pointe Community Association Inc.

From 09/01/2025 to 09/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Income							
41100-00 Association Fees	$1,513.24	$-	$1,513.24	$104,783.17	$119,139.00	($14,355.83)	$158,852.00
41400-00 Legal Admin Fees	-	-	-	90.00	-	90.00	-
42000-00 Prepaid Association Fees	5,125.56	-	5,125.56	11,453.84	-	11,453.84	-
42440-00 Due Process Income	-	-	-	1,800.00	-	1,800.00	-
42530-00 Interest-Delinquent Fees	-	-	-	300.18	-	300.18	-
42550-00 Reserve Interest	257.57	-	257.57	2,062.10	-	2,062.10	-
42630-00 Late Fee Income	70.00	-	70.00	871.72	-	871.72	-
42660-00 Court Costs Recovered	-	-	-	391.51	-	391.51	-
42700-00 Certified Legal Cost	-	-	-	29.96	-	29.96	-
Total Income	$6,966.37	$-	$6,966.37	$121,782.48	$119,139.00	$2,643.48	$158,852.00
Total OPERATING INCOME	**$6,966.37**	**$-**	**$6,966.37**	**$121,782.48**	**$119,139.00**	**$2,643.48**	**$158,852.00**
OPERATING EXPENSE							
General & Administrative							
51400-00 Audit/Tax Preparation	-	-	-	436.00	378.00	(58.00)	378.00
51500-00 Social Committee Expense	-	-	-	41.62	450.00	408.38	600.00
51950-00 Legal-Collections	-	417.00	417.00	6,662.72	3,753.00	(2,909.72)	5,004.00
52200-00 Property Insurance	318.25	463.00	144.75	4,190.75	3,704.00	(486.75)	4,167.00
52210-00 Corporate Fees	-	-	-	140.00	140.00	-	140.00
52400-00 Management Fees	2,077.70	2,078.00	0.30	18,699.30	18,702.00	2.70	24,936.00
52600-00 Miscellaneous Expense	-	80.00	80.00	353.37	720.00	366.63	960.00
52700-00 Office Expense/Printing	11.32	150.00	138.68	1,056.73	1,670.00	613.27	2,390.00
52750-00 Coupon Books	-	-	-	-	900.00	900.00	900.00
52820-00 Website Expenses	-	-	-	276.93	-	(276.93)	500.00
52900-00 Postage Expense	51.27	175.00	123.73	746.11	1,650.00	903.89	2,250.00
Total General & Administrative	$2,458.54	$3,363.00	$904.46	$32,603.53	$32,067.00	($536.53)	$42,225.00
Utilities							
53700-00 Water Expense	359.12	450.00	90.88	3,052.80	4,050.00	997.20	5,400.00
53800-00 Electric Expense	40.09	60.00	19.91	427.87	540.00	112.13	725.00
Total Utilities	$399.21	$510.00	$110.79	$3,480.67	$4,590.00	$1,109.33	$6,125.00
Maintenance							
54290-00 Common Area Grounds	-	833.00	833.00	162.67	7,497.00	7,334.33	10,000.00
54300-00 Lawn Contract	3,150.00	3,245.00	95.00	28,350.00	28,920.00	570.00	38,655.00
54310-00 Landscaping Extras	1,995.00	1,083.00	(912.00)	4,425.00	9,747.00	5,322.00	13,000.00
54320-00 Irrigation System	150.00	1,000.00	850.00	2,325.00	5,000.00	2,675.00	5,000.00
54340-00 Sign Expense	-	-	-	-	-	-	250.00
54350-00 Streets/Lights/Sidewalk	-	333.00	333.00	4,875.00	2,997.00	(1,878.00)	4,000.00
54550-00 Building/Fence/Grounds	-	833.00	833.00	1,152.39	7,497.00	6,344.61	10,000.00
Total Maintenance	$5,295.00	$7,327.00	$2,032.00	$41,290.06	$61,658.00	$20,367.94	$80,905.00
Operating Reserves							
56550-00 Oper Reserve Interest	153.95	-	(153.95)	1,306.98	-	(1,306.98)	-
56600-00 Operating Reserve	985.00	985.00	-	8,865.00	8,865.00	-	11,821.00
Total Operating Reserves	$1,138.95	$985.00	($153.95)	$10,171.98	$8,865.00	($1,306.98)	$11,821.00

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
Replacement Reserves							
55160-00 Repl Reserve Interest	$7.49	$-	($7.49)	$135.63	$-	($135.63)	$-
55490-00 Replacement Reserve	645.00	645.00	-	5,805.00	5,805.00	-	7,776.00
Total Replacement Reserves	$652.49	$645.00	($7.49)	$5,940.63	$5,805.00	($135.63)	$7,776.00
Other Reserves							
55190-00 Front Entrance Reserve	833.00	833.00	-	17,497.00	7,497.00	(10,000.00)	10,000.00
55360-00 Front Entrance Reserve Interest	41.23	-	(41.23)	156.53	-	(156.53)	-
56551-00 Tree Reserve - Earned Interest	78.58	-	(78.58)	231.48	-	(231.48)	-
56553-00 Weather Reserve - Earned Interest	25.69	-	(25.69)	231.48	-	(231.48)	-
56601-00 Tree Reserve	(52.89)	-	52.89	-	-	-	-
Total Other Reserves	$925.61	$833.00	($92.61)	$18,116.49	$7,497.00	($10,619.49)	$10,000.00
Total OPERATING EXPENSE	**$10,869.80**	**$13,663.00**	**$2,793.20**	**$111,603.36**	**$120,482.00**	**$8,878.64**	**$158,852.00**
Net Income:	**($3,903.43)**	**($13,663.00)**	**$9,759.57**	**$10,179.12**	**($1,343.00)**	**$11,522.12**	**$0.00**