

GATLING POINTE COMMUNITY ASSOCIATION, INC.

Minutes of the April 27, 2026

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, April 27, 2026, in person at the Board's Meeting location at Benns United Methodist Church, Second Floor Conference Room, 14571 Benns Church Boulevard, Smithfield, VA, and by virtual attendance via GoTo, call in to 1+ (224) 501-3412, Meeting ID 336-907-285.

Directors and Management Representative Present:

Sarah Palamara, President; Kim Burbage, Vice President; Richard Cook, Treasurer; Cathy McAdams, Director; and Katie Priore, Association Manager.

Call to Order:

Sarah called the Board Meeting to order at 6:48 PM.

Executive Session:

Cathy motioned to move in to Executive Session for the purpose of discussing and considering covenant violation matters; seconded by Kim. Motion passed. The Board moved in to Executive Session at 7:25 PM.

Kim motioned to move out of Executive Session; seconded by Sarah. Motion passed. The Board moved out of Executive Session at 7:45 PM.

Approval of Minutes: Richard motioned to approve the March 23, 2026, Board Meeting Minutes as presented; seconded by Kim. Motion passed.

Treasurer's Report: The Treasurer's Report was presented by Richard Cook.

Total Operating Fund	\$ 85,698.00
Total Operating Reserves	42,129.11
Total Replacement Reserves	41,490.83
Total Other Reserves	74,548.58
Total Assets	\$ 243,866.52

Sarah motioned to approve the Treasurer's Report as presented; seconded Kim. Motion passed.

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Board Report of 2026 Community Events:

Confirmed:

Community Yard Sale: May 16, 2026, 8:00 AM to 12:00 PM
Joint with Gatling Pointe South

Shred It: June 20, 2026, 10:00 AM to 1:00 PM
Joint with Gatling Pointe South, to be held in GPS Park

Ice Cream Social: August 1, 2026, 2:00 PM to 4:00 PM
On the Gatling Pointe Sidewalk near the Pump Station

Tentative:

Santa's Sleigh: December ____, 2026 (TBD)

Unfinished Business:

None.

New Business:

1. Kim motioned to ratify Decisions Made by Unanimous Consent of the Board between Board Meetings since the last Board Meeting depicted on Exhibit A to this Agenda; seconded by Richard. Motion passed.
2. Kim motioned to ratify the Exterior Modification Applications depicted on Exhibit B to this Agenda approved by Unanimous Consent of the Board of Directors since the last Board Meeting; seconded by Sarah. Motion passed.
3. Sarah motioned to appoint Pete Carlson to the Architectural Review Board; seconded by Kim. Motion passed.

Owners Forum: Owners Forum opened at 7:20 PM and closed at 7:25 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, June 22, 2026. The Meeting will be called to order at 5:30 PM, with Executive Session for the Board between 5:30 PM and 6:00 PM. The Open Session of the Board Meeting will begin at 6:00 PM.

Adjournment: Cathy motioned to adjourn the Board Meeting held on Monday, April 27, 2026; seconded by Kim. The Meeting adjourned at 7:40 PM.

Prepared by: Board of Directors.

Date Approved: Approved May 31, 2026

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

1. Approval for Sarah R. Palamara, President of the Board of Directors, to execute appropriate documents to move the Association's insurance to The Hartford Insurance Company approved by Unanimous Consent of the Board of Directors on March 28, 2026.
2. Approval of Bartlett Tree Proposal in the amount of \$870.00 to remove the crepe myrtle destroyed by a one-car vehicle accident by Unanimous Consent of the Board of Directors on April 14, 2026.
- 3*. Approval to assess the costs to Hermann .

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

1. Exterior Modification Application submitted by 110 North James Landing to remove two trees approved by Unanimous Consent of the Board of Directors and by the Architectural Review Board on 03-23-2026.
2. Exterior Modification Application submitted by 102 Sunrise Bluff to engage in landscape and drainage project approved by Unanimous Consent of the Board of Directors and by the Architectural Review Board on 03-23-2026.
3. Exterior Modification Application submitted by 204 Mariners Circle to replace garage doors approved by Unanimous Consent of the Board of Directors and by the Architectural Review Board on 03-24-2026.
4. Exterior Modification Application submitted by 101 Sunrise Bluff Lane to install a wood playset in the back yard approved by Unanimous Consent of the Board of Directors and by the Architectural Review Board on 03-25-2026.
5. Exterior Modification Application submitted by 608 Gatling Pointe Parkway to replace the driveway approved by Unanimous Consent of the Board of Directors and by the Architectural Review Board on 04-10-2026.
6. Exterior Modification Application submitted by 109 Spinnaker Run Court to install a fence approved by Unanimous Consent of the Board of Directors and by the Architectural Review Board on 04-16-2026.