

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the April 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, April 22, 2024, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 828 4322 4134 and by Call in to 1-309-205-3325.

Directors and Management Representative Present:

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

Call to Order:

Sarah called the Board Meeting to order at 6:50 PM.

Executive Session:

Ross motioned to move in to Executive Session for the purpose of discussing covenant violation matters and to discuss the assessment delinquency report; seconded by Kim. Motion passed. The Board moved in to Executive Session at 7:15 PM.

Stephanie motioned to move out of Executive Session; seconded by Ross. Motion passed. The Board moved out of Executive Session at 7:25 PM.

Approval of Minutes of Prior Board Meeting: Approval of the Minutes of the Board Meeting held on Monday, March 25, 2024, was obtained by Unanimous Consent of the Board on Tuesday, March 26, 2024, and the Board Meeting Minutes were posted on the Association’s website that day.

Treasurer’s Report: The Treasurer’s Report was presented by Ross during the 2024 Annual Meeting of Members held earlier in the evening and approved by the Owners in attendance.

Total Operating Fund	\$ 33,924.38
Total Operating Reserves	36,008.77
Total Replacement Reserves	36,916.05
Total Other Reserves	20,338.76
Total Assets	\$ 127,187.96

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

1. Stephanie 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. Front Entrance Revitalization.
Sarah introduced the topic of Front Entrance Revitalization, a project that is likely to take 3 to 5 years to plan and implement. Casey reported the Board of Directors for Gatling Pointe Southside is interested in coordinating replacement of its Front Entrance Revitalization for its Community with Gatling Pointe. No decisions were made.
2. 2025 Budget.
Casey reviewed a draft 2025 Budget. Several amendments to the draft were discussed. An updated 2025 draft Budget will be reviewed at the June 24, 2024, Board Meeting.

Owners Forum: Owners Forum opened at 7:25 PM and closed at 7:26 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, June 24, 2024.

Adjournment: Ross motioned to adjourn the Board Meeting held on Monday, April 22, 2024; seconded by Pete. The Meeting adjourned at 7:27 PM.

Prepared by: Board of Directors.

Date Approved: Approved by the Board on June 24, 2024.

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

1. Application for 103 Watch Harbour to replace the roof and skylights approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 04-10-2024.
2. Application for 207 Spinnaker Run Lane to remove a dead and dying tree approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 04-18-2024.

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