

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the March 25, 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, March 25, 2024, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 845 9058 0239 and by Call in to 1-305-224-1968.

Directors and Management Representative Present:

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

Call to Order:

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

Executive Session:

Pete 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 5:31 PM.

Ross motioned to move out of Executive Session; seconded by Kim. Motion passed. The Board moved out of Executive Session at 5:59 PM.

Approval of Minutes of Prior Board Meeting: Approval of the Minutes of the Board Meeting held on Monday, February 26, 2024, was obtained by Unanimous Consent of the Board on Tuesday, February 27, 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. Steve motioned to approve the Treasurer’s Report as presented; seconded by Pete. Motion passed.

Total Operating Fund	\$ 35,414.13
Total Operating Reserves	35,115.84
Total Replacement Reserves	49,060.23
Total Other Reserves	20,315.18
Total Assets	\$ 139,905.38

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

1. Steve 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 Ross. 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. Steve motioned to reimburse Sarah for purchase of solar lamps installed at each Neighborhood lamp post to replace the gas lamps in the amount of \$1,888.80; seconded by Kim. Motion passed. Sarah abstained from voting on the motion.
2. Discussion to consider “blanket approval” without prior Application to and approval of the Board for Owners to remove Callery Pear trees, a tree identified as a Virginia Invasiveness Rank as “Medium” on the Virginia Department of Conservation and Recreation’s Virginia Invasive Plant Species List, resulted in unanimous decision by the Board for Owners to comply with prior written application to and approval of the Board to remove trees on the Owner’s Lot in accordance with Article I, Section 16, of the Association’s Declaration.

Owners Forum: Owners Forum opened at 6:24 PM and closed at 6:25 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, April 22, 2024. The Board Meeting will be held following the 2024 Annual Meeting of the Owners, noticed to convene at 6:00 PM.

Adjournment: Steve motioned to adjourn the Board Meeting held on Monday, March 25, 2024; seconded by Pete. The Meeting adjourned at 6:28 PM.

Prepared by: Board of Directors.

Date Approved: Approved by Unanimous Consent of the Board on _____, 2024.

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

1. Application for 106 South Winterberry Court to remove four Leland cypress trees approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 03-07-2024.
2. Application for 201 Winterberry Lane to replace front door approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 03-12-2024.

3. Application for 101 Winterberry Lane to repair siding and trim approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 03-12-2024.
4. Application for 100 Mariners Court to remove four dead and diseased trees approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 03-19-2024.

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