

GATLING POINTE COMMUNITY ASSOCIATION, INC.  
Minutes of the July 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, July 22, 2024, at 1613 South Church Street, Smithfield, Virginia and by virtual attendance via Zoom Meeting ID 885 9177 5348 and by Call in to 1-646-931-3860.

Directors and Management Representative Present:

Sarah Palamara, President; Pete Carlson, Vice President; Ross Tomlin, Treasurer; Kim Burbage, Secretary; 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 and assessment delinquency matters; seconded by Sarah. 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 6:00 PM.

Approval of Minutes:

Kim motioned to approve the Minutes of the Board Meeting held on Monday, June 24, 2024; seconded by Pete. Motion passed.

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

Total Operating Fund	\$ 39,489.08
Total Operating Reserves	38,691.18
Total Replacement Reserves	38,850.16
Total Other Reserves	20,408.16
Total Assets	\$ 137,438.58

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:

1. Ratification of Exterior Modification Applications depicted on Exhibit A to this Agenda approved by Unanimous Consent of the Board of Directors since the last Board Meeting. No Exterior Modification Applications were received since the last Board Meeting.

2. Ratification of decisions made by Unanimous Consent of the Board since the last Board Meeting depicted on Exhibit B to this Agenda. None.

Unfinished Business:

1. 2025 Budget.

The 2025 draft Budget was included in the Board Package. The 2025 Budget cannot be adopted until Management's transition to its new operating system, CINC, is complete. The Board set a schedule to adopt the 2025 Budget by not later than the August 26, 2024, Board Meeting.

2. Front Entrance Revitalization.

Sarah noted Pete's question from the June Board Meeting and asked the Board if forming a Committee was approved by the Board. The Board agreed. Committee Member selection and Committee Charter review will be on the August Board Meeting agenda.

3. Installation of Shed on Common Area.

The Board agreed to investigate installation of a storage shed at the GPP / GPP Common Area to eliminate the cost of the Association's off-site storage unit in the amount of \$960 per year. Sarah is investigating options and will report at the August Board Meeting.

4. Ice Cream Social on August 3, 2024.

The Ice Cream Social is confirmed as scheduled for 1:00 to 3:00 PM on Saturday, August 3, 2024.

New Business:

1. Approval of Daniel's Irrigation to install an underground water hookup at the Front Entrance.

Kim motioned to approve the Daniels Irrigation proposal in the amount of \$488.00 to install an underground water hookup at the Front Entrance; seconded by Sarah. Motion passed.

2. Due Process Hearing Decisions.

Ross motioned to adopt the results of Due Process Hearings as discussed during Executive Session; seconded by Kim. Motion passed.

Owners Forum: Owners Forum opened at 6:12 PM and closed at 6:14 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, August 26, 2024. The Meeting will be called to order at 5:30 PM, with Executive Session held between 5:30 PM and 6:00 PM. The Open Session of the Board Meeting will begin at 6:00 PM.

Adjournment: Ross motioned to adjourn the Board Meeting held on Monday, July 22, 2024; seconded by Kim. The Meeting adjourned at 6:15 PM.

Prepared by: Board of Directors.

Date Approved: Approved by Unanimous Consent of the Board on July 31, 2024.