

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the September 23, 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, September 23, 2024, at 14571 Benns Church Boulevard, Smithfield, Virginia (Benn’s United Methodist Church, Second Floor Conference Room) and by virtual attendance via Zoom Meeting ID 305 224 1968 and by Call in to 1-843-834-8085.

Directors and Management Representative Present:

Sarah Palamara, 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 5:30 PM.

Executive Session:

The Board did not meet in Executive Session during the Board Meeting.

Approval of Minutes:

Approval of the Minutes of the Board Meeting held on Monday, August 26, 2024, was obtained by Unanimous Consent of the Board on Tuesday, September 3, 2024, and the approved Board Meeting Minutes were thereafter posted on the Association’s website.

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

Total Operating Fund	\$ 46,180.82
Total Operating Reserves	40,552.71
Total Replacement Reserves	40,221.11
Total Other Reserves	20,484.22
Total Assets	\$ 148,068.86

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. Ross 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. Kim motioned to ratify the decisions made by Unanimous Consent of the Board since the last Board Meeting depicted on Exhibit B to these Minutes; seconded by Ross. Motion passed.

Unfinished Business:

1. Ross motioned to approve the 2025 Budget as presented, adopting an annual assessment in the amount of \$604 per Lot for 2025; seconded by Sarah. Motion passed.
2. Upcoming Social Events.

Confirmed:

Food Drive:	Saturday, November 2, 2024
Santa's Sleigh:	Saturday, December 14, 2024

Proposed:

Shred-It:	Tentative for Post-April 15, 2025
Fall Social:	Saturday, November 23, 2024.

New Business:

1. Ross motioned to approve the post-installation Application for 101 Commodore to install a shed; seconded by Kim. Motion passed.
2. Stephanie motioned to approve the tree removal Application for 101 Spinnaker Run Lane; seconded by Ross. Motion passed.
3. Sarah motioned to approve the tree removal Application for 102 Spinnaker Run Court; seconded by Ross. Motion passed.
4. Ross motioned to approve Colonial Tree Care's proposal in the amount of \$1,070 to remove a declining black gum tree adjacent to 101 Regatta; seconded by Stephanie. Motion passed.
5. Stephanie motioned to approve Drum Creek's proposal in the amount of \$3,625 to install 14 yards of topsoil with erosion mat and over-seeding in the Gatling Pointe Parkway Common Area adjacent to the sidewalk approximately from the bench next to the cherry tree to the rear of 106 Clipper Creek Court; seconded by Ross. Motion passed.
6. Ross motioned to approve Drum Creek's proposal in the amount of \$3,055 to remove to two declining Bradford pear trees in the Gatling Pointe Parkway / Gatling Pointe Parkway Common Area, with stumps and grindings removed, followed by installation of a 25 lb. weeping willow tree, top soil installed in the surrounding area, with a mulch ring and over seeding; seconded by Kim. Motion passed.

7. Ross motioned to approve a proposal from Drum Creek to install perennials in addition to the Fall Annual installation required by the Association's contract with Drum Creek in an amount not to exceed \$300; seconded by Kim. Motion passed.

Owners Forum: Owners Forum opened at 6:21 PM and closed at 6:21 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, October 28, 2024. 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.

Adjournment: Ross motioned to adjourn the Board Meeting held on Monday, September 23, 2024; seconded by Sarah. The Meeting adjourned at 6:21 PM.

Prepared by: Board of Directors.

Date Approved: Approved October 1, 2024 by Unanimous Consent of the Board.

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

1. Application for 101 Winterberry Lane to replace garage door approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 08-29-2024.
2. Application for 100 Clipper Creek Court to remove a Callery Pear tree approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 09-06-2024.

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

1. Proposal from Quentin Daugherty to install foundation for the shed to be installed on Common Area in the amount of \$300 approved by Unanimous Consent of the Board on 09-08-2024.