

GATLING POINTE COMMUNITY ASSOCIATION, INC.  
Minutes of the October 28, 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, October 28, 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 811 8063 0941 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; and Casey Lindblad, Association Manager.

Call to Order:

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

Executive Session:

Ross motioned to move in to Executive Session for the purpose of discussing covenant violation and assessment delinquency matters; seconded by Kim. Motion passed. The Board moved in to Executive Session at 5:30 PM.

Ross motioned to move out of Executive Session; seconded by Kim. Motion passed. The Board moved out of Executive Session at 5:58 PM.

Approval of Minutes:

Approval of the Minutes of the Board Meeting held on Monday, September 23, 2024, was obtained by Unanimous Consent of the Board on October 1, 2024, and the 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	\$ 55,204.15
Total Operating Reserves	41,538.50
Total Replacement Reserves	40,866.27
Total Other Reserves	20,551.56
Total Assets	\$ 158,160.48

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. Pete 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 Sarah. Motion passed.
2. Ross 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 Pete. 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
Holiday Lights:	Saturday, November 23, 2024
Santa's Sleigh:	Saturday, December 14, 2024

Proposed:

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

New Business:

1. The Board approved installation of the Food Drive's "Thank You" sign after the Food Drive for a period not to exceed 24 hours.
2. Pete motioned to approve up to \$100 for the Fall Social; seconded by Ross. Motion passed.
3. Ross motioned to approve up to \$100 for Santa Sleigh candy bags; seconded by Kim. Motion passed.
4. Sarah motioned to approve writing off of the Accounts identified on Exhibit C to these Minutes as they are uncollectible; seconded by Pete. Motion passed.
5. Ross motioned to terminate Smithfield Self Storage effective 11-30-2024; seconded by Pete. Motion passed.
6. Ross motioned to approve the Application for 108 Water Pointe Lane to install "Slow Down" signs on the Creek side of the Lot; seconded by Pete. Motion passed.

Owners Forum: Owners Forum opened at 6:35 PM and closed at 6:35 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, November 25, 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, October 28, 2024; seconded by Kim. The Meeting adjourned at 6:37 PM.

Prepared by: Board of Directors.

Date Approved: Approved November \_\_\_\_, 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 105 South Winterberry Court to remove trees marked during a site visit with the Owners by Ross Tomlin and Sarah Palamara on 10-13-2024 approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 10-21-2024.
2. Application for 201 Winterberry Lane to change the paint color of the front door approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 10-21-2024.
3. Application for 201 Winterberry Lane to install a fence approved by Unanimous Consent of the Board of Directors and by Members of the Architectural Review Board on 10-21-2024.

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

1. Proposal from Quentin Daugherty to install the shed on Common Area in the amount of \$250 approved by Unanimous Consent of the Board on 10-25-2024.

Exhibit C: Uncollectible Delinquent Accounts Report as of 10-22-2024 (see next page).

Exhibit C

Gatling Pointe Community Association, Inc.  
 Uncollectible Delinquent Accounts Report as of 10-22-2024

1	102 North James Landing Court	Urban, Anthony and Urban, Sharon	Previous Owner NSF Fee 2021	\$ 30.00
2	103 Sunrise Bluff Lane	Sellers, Reginald	Previous Owner Assessment 2021	10.00
3	104 North James Landing	Forehand, Steven and Forehand, Caroline	Previous Owner Resale Disclosure Package Fee 2020	209.27
4	106 Spinnaker Run Court	Cavanagh, Shawn and Cavanagh, Jennie	Previous Owner Assessment 2022	3.85
5	201 Winterberry Lane	Beaver, Kerry	Previous Owner Deceased 01.08.2016	1,470.61
6	201 Winterberry Lane	ABS REO Trust VI	Previous Owner Beaver, Kerry's lender, foreclosure sale to Nonna's Properties Resale Disclosure Package Fee 2023(\$317.95) and administrative fees 2022-2023	414.75
7	203 Sunrise Bluff Lane	Hayden, III, Edward and Hayden, Andrea	Previous Owner Resale Disclosure Package Fee 2019	322.77
	Total			\$ 2,461.25