

GATLING POINTE COMMUNITY ASSOCIATION, INC.
Minutes of the February 24, 2025
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, February 24, 2025, at 14571 Benns Church Boulevard, Smithfield, Virginia (Benn’s United Methodist Church, Second Floor Conference Room) and by virtual attendance via Zoom Meeting ID 819 35665 3253 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; Stephanie Shipman, Member at Large; and Casey Lindblad, Association Manager.

Call to Order:

Sarah called the Board Meeting to order at 5:31 PM.

Executive Session:

Sarah motioned to move in to Executive Session for the purpose of discussing and considering contracts and covenant violations; seconded by Kim. Motion passed. The Board moved in to Executive Session at 5:31 PM.

Kim motioned to move out of Executive Session; seconded by Stephanie. Motion passed. The Board moved out of Executive Session at 6:00 PM.

Approval of Minutes:

Approval of the Minutes of the Board Meeting held on Monday, January 27, 2025, was obtained by Unanimous Consent of the Board on February 12, 2025, 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	\$ 62,840.24
Total Operating Reserves	55,531.96
Total Replacement Reserves	43,793.29
Total Other Reserves	20,757.88
Total Assets	\$ 182,923.37

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

Unfinished Business:

1. Community Involvement Events for 2025.

Confirmed:

Yard Sale: May 17, 2025

Ice Cream Social: June 28, 2025, 2:00 PM to 4:00 PM.

Proposed:

Shred-It: Tentative September 2025 event.

New Business:

1. Kim motioned to move \$10,000 of the 2024 YE Surplus from the Association's Operating Account to the Front Entrance Reserve (Budget Line Item 55190-00); seconded by Pete. Motion passed.

Owners Forum: Owners Forum opened at 6:10 PM and closed at 6:19 PM.

Next Board Meeting: The next Meeting of the Board of Directors is scheduled for Monday, March 24, 2025. 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: Kim motioned to adjourn the Board Meeting held on Monday, February 24, 2025; seconded by Stephanie. The Meeting adjourned at 6:21 PM.

Prepared by: Board of Directors.

Date Approved: Approved March 24, 2025 at the Board's Regular Board Meeting.

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

1. Whitman Development Group, LLC, Proposal for removal and replacement of the fence surrounding the pump station on the corner of Gatling Pointe Parkway and Gatling Pointe Parkway in the amount of \$13,314.00 approved 02-20-2025.