

Village Gate Homeowners Association, Inc.

Meeting Minutes
MARCH 11, 2026

Evangeline Coleman made a motion to call the meeting to order at 7:06 PM. Seconded by Janet Heath. Motion passed unanimously. The meeting was hosted on Zoom.

Quorum was established - 7 board members in attendance in person or by Zoom at the time of establishing quorum:

1. Evangeline Coleman, PRESENT
2. Janet Heath, PRESENT
3. Ana Carranza, PRESENT
4. Mohammad S Mia, PRESENT
5. Cecil Cobb, ABSENT
6. Ouida Simpson, PRESENT at 7:17pm
7. Harold Simmons, PRESENT
8. David Hernandez, PRESENT

Management in attendance in person: Dan Cullinane

Homeowners/guests in attendance: Rajinikant Patel

Approval of February 11, 2026 Meeting Minutes

Motion to approve with no changes by Mohammad Mia. Seconded by David Hernandez. Motion passed unanimously.

Board introduced themselves to homeowners/guests in attendance.

Executive Session - Parking Suspension Hearings for past due balances

Motion to go into Executive Session at 7:09pm by Evangeline Coleman. Seconded by David Hernandez.

Motion passed unanimously.

Motion to come out of Executive Session at 7:27pm by Janet Heath. Seconded by Mohammad Mia. Motion passed unanimously.

Motion to suspend parking for Lots 007, 054, 065, 100, 112 in accordance with the governing documents by David Hernandez. Seconded by Ouida Simpson. Motion passed unanimously.

Motion to suspend parking for Lot 133 in accordance with the governing documents and waive \$25.00 late fee by David Hernandez. Seconded by Ouida Simpson. Motion passed unanimously.

Motion to grant a thirty (30) day extension for Lots 18 and 168 to pay past due balance, otherwise parking will be suspended in accordance with the governing documents by David Hernandez. Seconded by Ouida Simpson. Motion passed unanimously.

Financials/Treasurer's Report

- The February 2026 financials were presented by Dan Cullinane and Janet Heath, to include the Asset Sheet and Bank Account Balances.
- Motion to accept the financials as presented/read: Janet Heath. Seconded by: David Hernandez. Motion passed unanimously.

OLD BUSINESS

- Manager, Dan Cullinane, read the following into the minutes: Ms. Coleman emailed on 2/19/26: The decision is to pay the snow company the Balance of \$16,630.00. (CJ's Lawn and Tree Service LLC, Inv. 3646, Invoice date: 1/29/26, \$16,630.00, snow removal services.)

NEW BUSINESS

- CJ's Lawn and Tree Service, LLC, Inv. 3690, Invoice date: 2/23/26, \$1430.00, snow removal services on 2/23/26:
 - Motion to approve CJ's Lawn and Tree Service, LLC, Inv. 3690, Invoice date: 2/23/26, \$1430.00, snow removal services on 2/23/26 for payment by Janet Heath. Seconded by Mohammad Mia. Motion passed unanimously.
 - Board wishes not to use CJ's Lawn and Tree Service, LLC for any jobs outside of the landscaping contract moving forward.
 - Management to get proposals for new landscapers, to be presented at April board meeting.
- Lot 170: Call to April Hearing for fake parking passes.
- Lot 040: Requests a waiver of a \$25.00 late fee. Motion to waive one \$25.00 late fee by David Hernandez. Seconded by Harold Simmons. Motion passed unanimously.
- Spring Clean-Up: Board's first choice is weekend of May 1, 2026, second choice is weekend of April 24, 2026. Locations of dumpsters: by large wall on Beechtree, by retaining wall on Sherwood, and by fire lane on Royal.
- Dog stations: Board would like pricing for installation and price to maintain from Evergreen Cleaning Services. Ms. Coleman to email management with the style/type of station the board wishes to purchase.

2026 Board Meeting Schedule

APRIL 8, 2026 (2nd Wed), 7 PM, ZOOM ONLY

MAY 13, 2026 (2nd Wed), 7 PM, ZOOM ONLY

2026 ANNUAL MEETING WITH BOARD MEETING TO FOLLOW

SATURDAY, JUNE 20, 2026, 5 PM, FERLAZZO BUILDING CAFETERIA

(15941 Donald Curtis Dr., Woodbridge, VA 22191)

Board agreed to 5pm at the 7/9/25 board meeting.

****MEETING DATE/LOCATION TO BE CONFIRMED BY FERLAZZO BUILDING****

JULY 8, 2026 (2nd Wed), 7 PM, ZOOM ONLY

AUGUST 12, 2026 (2nd Wed), 7 PM, Cavalier Office with Zoom option

SEPTEMBER 9, 2026 (2nd Wed), 7 PM, Zoom ONLY

OCTOBER 14, 2026 (2nd Wed), 7 PM, Cavalier Office with Zoom option

NOVEMBER 18, 2026 (3rd Wed), 5 PM, ZOOM ONLY

NO DECEMBER MEETING

Motion to Adjourn @ 8:21 pm made by Janet Heath. Seconded by: Mohammad Mia. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the April 8, 2026 Board Meeting, with the following change:

- Manager, Dan Cullinane, read the following into the minutes: Ms. Coleman emailed on 2/19/26 per the entire Board's approval: The decision is to pay the snow company the Balance of \$16,630.00. (CJ's Lawn and Tree Service LLC, Inv. 3646, Invoice date: 1/29/26, \$16,630.00, snow removal services.)