

Village Gate Homeowners Association, Inc.

Meeting Minutes

MAY 13, 2026

Evangeline Coleman made a motion to call the meeting to order at 7:01 PM. Seconded by Janet Heath. Motion passed unanimously. The meeting was hosted on Zoom.

Quorum was established - 8 board members in attendance 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, PRESENT
6. Ouida Simpson, PRESENT
7. Harold Simmons, PRESENT
8. David Hernandez, PRESENT

Management in attendance in person: Dan Cullinane

Homeowners/guests in attendance: None

Approval of April 8, 2026 Meeting Minutes

Motion to approve by Janet Heath. Seconded by Mohammad Mia. Motion passed unanimously.

Executive Session - Payment Plan Request

Motion to go into Executive Session at 7:06pm by Evangeline Coleman. Seconded by Ouida Simpson. Motion passed unanimously.

Motion to come out of Executive Session at 7:16pm by Ouida Simpson. Seconded by Evangeline Coleman.

Motion passed unanimously.

Motion to approve payment plan for Lot 007 by Janet Heath. Seconded by Cecil Cobb. Motion passed unanimously.

- Payment plan: \$2500.00 initial payment due by June 1, 2026, with \$300.00 monthly payments thereafter.

Board agreed that if the majority makes an approval via email, it is considered approved.

Financials/Treasurer's Report

- The April 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: Ouida Simpson. Seconded by: Harold Simmons. Motion passed unanimously.

OLD BUSINESS

- From April board meeting: Yard waste: due to PWC regulations, yard waste cannot be collected with regular trash pickup. The current trash company is proposing yard waste pickup at \$2.00/unit/month, or an additional \$364/month. Management to check with Evergreen Cleaning Services on pricing for yard waste pickup for twice a month (every other Friday) for 6 months, Spring and Summer (April-September).

- Pothole, sidewalk, asphalt repairs: Two proposals were reviewed/discussed. Motion to approve Dominion Paving & Sealing, not to exceed \$16,000.00 total for sidewalk and asphalt repairs by: Janet Heath. Seconded by: Cecil Cobb. Motion passed unanimously.

NEW BUSINESS

- Dog station: Management purchased one dog station for \$221.51, previously approved by the Board. Motion to approve installation cost not to exceed \$335.00 by: Harold Simmons. Seconded by: Mohammad Mia. Motion passed unanimously. Board agreed to having Harold Simmons perform weekly maintenance duties (including bag changes and waste removal). Board to revisit maintenance arrangement at July meeting.
- 2026 Annual Meeting: Confirmed for 6/20/26 at 5pm at the Ferlazzo Building, Cafeteria. There is a guard fee of \$153.00, approved by board at July 9, 2025 Board Meeting. All board members with expiring terms will be running for re-election.
- Landscaping: Board would like management to contact Brightview Landscaping for a proposal.
 - The top of Fern needs to be maintained.

2026 Board Meeting Schedule

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 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 David Hernandez. Seconded by: Mohammad Mia. Motion passed unanimously.

Approved by unanimous vote of the Board of Directors at the JUNE 20, 2026 Board Meeting.