

TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS' MEETING MINUTES  
200 TIGER RUN (HOME OF BOB SHORT)  
AUGUST 9, 2000 7:00 P.M.

The meeting was called to order at 7:10 p.m. with the following Board Members present: Charles Rossi, Bob Short, Darrell Harris, and Betty Reams. Marci Hill was absent. Also present: Ellis Sharadin, Covenant Committee. Minutes from the July 12, 2000 meeting were reviewed and accepted.

**UNFINISHED BUSINESS**

**B. Short** reported that **F. Grim's** contact with the County regarding payment of the electric bill for streetlights resulted in the following: Number of streetlights in Tabb Lakes exceeds County maximum; lights do not meet current standards (adopted after TLHA installation). **B. Short** will ask **F. Grim** to draft a formal written request to the County.

**B. Short** reported that **S. Anderson** has ordered the additional Neighborhood Watch signs. They will be delivered to the Sheriff's office.

**D. Otto** provided the Board a copy of a report on road repair requirements which was submitted to VDOT.

**D. Harris** presented a report on obtaining funds needed over the next five to ten years either through special assessments or annual increases in order to meet projected requirements for TLHA to maintain and repair common areas, i.e., Lake 1 and Lake 2 dredging. **After discussion and consideration of a one time assessment versus an annual increase in assessments, the Board unanimously voted to recommend an increase in yearly assessments for 2001 of approximately \$95 and \$110, non-lake and lake respectively.**

**COMMITTEE REPORTS (not covered above)**

**E. Sharadin** will complete ditch modification survey and coordinate with the Architectural Review Committee prior to sending list to VDOT. Bulk mail regarding Flooding/Drainage/Ditch Inspections will be mailed to all home owners and renters the week of August 14.

**B. Short** reported funds are needed for repair to fountain in Lake 2. **The Board approved up to \$300.00.**

**B. Short** reported that **S. Anderson** has sent the Neighborhood Watch list to residents who have volunteered.

**C. Rossi** will provide an updated resident list to **S. Anderson**.

**BOARD MEMBERS' REPORTS**

**C. Rossi** reported the following:

- He has contacted a second engineering firm regarding lake consulting fees. Schnabel Engineering will provide a quote later this month. A firm in Williamsburg will also be contacted.
- Voting privileges have been suspended for the owner who is paying monthly payments to cover the legal fee imposed for late payment of 2000 assessment.
- He is still waiting for the overall inspection report of the drainage issue done in May by the County. Contact has been made with the County on two separate occasions inquiring about the report.
- The Attorney's review of the proposed rules/regulations adopted by the Board of Directors at the July 12, 2000 meeting has been done. She indicated in a letter that the Board has adequate authority to issue such regulations and advised the Board to go forward. **E. Sharadin** and **A. Murphy** will review and fine tune prior to issuance to owners and renters.
- CAI (Community Associations Institute) will host two workshops in this area, September 9 in Norfolk and November 11 in Virginia Beach.

**B. Short** reported signs have been placed in violation of the Covenants at the Rte. 134 entrance to Tabb Lakes.

**D. Harris** presented a written Treasurer's Report which was discussed and accepted by the Board. He is waiting for a reply from the insurance company determining if committee members are covered by the TLHA policy.

**NEW BUSINESS**

**Dates for the Annual meeting(s) have been amended to be: October 3, 17, 24 at Tabb High School.**

Meeting announcements must be mailed between August 31 and September 1 to comply with the Bylaws.

Assignments prior to and for the meeting(s) were made to Board Members.

**NEXT MEETING: WEDNESDAY, SEPTEMBER 13, 7:00 P.M., C. ROSSI'S, 116 RICHARD RUN.**

The meeting adjourned at 8:35 p.m.

Minutes recorded by: *Betty J. Reams*  
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