

TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS' MEETING MINUTES
116 RICHARD RUN (HOME OF CHARLES ROSSI)
SEPTEMBER 13, 2000

The meeting was called to order at 7:05 p.m. The following Board members were in attendance: Charles Rossi, Bob Short, Darrell Harris, Marci Hill, and Betty Reams. Committee members present: Kelly Gurnon, Activities; Frank Grim, Lake Maintenance; Andy Callam, Newsletter. Homeowner present: Marshall Reams

Minutes were distributed and approved for the August 9, 2000 meeting.

UNFINISHED BUSINESS

F. Grim will write a letter to the County related to County paying electric bills for streetlights. C. Rossi will provide streetlight information to F. Grim. S. Anderson will continue efforts to place Neighborhood Watch signs at designated locations.

COMMITTEES

ACTIVITIES K. Gurnon asked the Board for input as to activities for the neighborhood. Upcoming events include the annual Halloween party in October, originated by June Rossi, and Decorating Contest in December. Suggestions included obtaining community input through an article in the Newsletter, announcing events at annual meeting in October, and caroling during the Holiday Season.

ARCHITECTURAL REVIEW Audrey Murphy-True sent a report indicating that her committee is currently working on several requests for approval for projects.

COVENANTS Boat and RV registrations received were given to B. Reams, Secretary, to keep for future reference, if needed. Draft letter provided to Board pertaining to lawns with unkept/uncut grass/shrubs is being reviewed. Board members should send any comments/modifications/changes to E. Sharadin.

GROUND MAINTENANCE No report.

LAKE MAINTENANCE F. Grim reported that the latest water testing reports show consistent normal range. It was agreed to continue with the testing four (4) times per year to assure a normal range continues. Lake two fountain is broken and needs extensive repairs or replacement. The Board has approved \$3000. for a needed replacement motor. Lake one has a broken light ring. Wiring needs replacing. The Board approved needed work be done for both lakes and F. Grim will work with contractors to get the work completed. It was further noted that Lake two is very shallow in certain areas. Discussion of the needs to assure that the Lakes are maintained appropriately followed. C. Rossi reported that two residents of Tabb Lakes have been appointed to serve on the York County Drainage Committee, Jim Magnotta, and Mile Fischer.

NEIGHBORHOOD WATCH B. Short will check with S. Anderson pertaining to the other Watch signs.

NOMINATING B. Short reported that there will be three Board members' terms expiring this year - Bob Short, Darrell Harris, and Betty Reams. At this point there is one, possibly two, residents interested in being nominated and at least one, maybe two, of the current Board members will consider running for reelection.

NEWSLETTER Input has been received from the neighborhood that the Newsletter contains too much negative information, mainly about compliance issues, etc. R. Callam tries to keep it balanced to meet all needs, those who want some light, positive news as well as focus on the issues confronting a decline in the neighborhood. R. Callam solicits and welcomes comments and suggestions to keep the information pipeline open for all residents/owners.

TRAFFIC AND SAFETY D. Otto will continue reminding VDOT on the commitment to get road repairs done in the neighborhood.

WELCOME The chairperson position is currently vacant, but the members of the committee are continuing to meet and greet newcomers.

BOARD MEMBERS' REPORTS

C. Rossi distributed a quote from the Williamsburg Environmental Group for working with the Board regarding the lakes. Discussion followed with no decision at this time. C. Rossi will inform both companies bidding on the work that the proposals are being considered and a final decision will be made once the 2001 assessments are established. C. Rossi announced that a CAI Workshop will be offered in November in Virginia Beach for anyone interested in attending.

D. Harris provided copies of current Treasurer's report. D. Harris will prepare and send to all owners a budget letter prior to the annual meeting in October. R. Callam will mail and R. Licare will provide labels. D. Harris reported that he has not been able to reach the insurance company for a final determination on coverage for Board and Committee members.

NEXT MEETINGS

The next meeting will be held on Sunday, October 1, 2000, 7:00 p.m. at C. Rossi's home, to prepare for the Annual Meeting. The Annual Meeting will be on Tuesday, October 3, 7:00 p.m. at Tabb High School.

Meeting adjourned at 8:35 p.m.

Minutes recorded by:  Betty J. Reams, Secretary