

TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING April 2002

A meeting of the Tabb Lakes Home Association (TLHA) was held on Sunday, April 21, 2002 at the home of Clint Flanagan, 504 Tabb Lakes Drive. The meeting was called to order by Darrell Harris at 7:17 p.m. with the following members present: Darrell Harris, President; Tony Soares, Vice-President; Clint Flanagan, Secretary; and Bob Ingram, Member-at-Large. Also attending were Charles Rossi, Treasurer and Ellis Sharadin, Covenant Committee Co-Chairman. Minutes for the February, 2002 Board of Directors meeting were presented and reviewed by the Board. A motion was made by Bob Ingram to accept the minutes as written and Clint Flanagan seconded the motion. The Board voted in favor of accepting the February minutes as written.

COMMITTEES

- **Activities** – No report given.
- **Architectural Review** – No report given.
- **Covenant** – The Board will complete resurveying out-of-compliance ditches this week. Ellis Sharadin asked if we could post the Covenants on the TLHA web site. Bob Short will check to see if they're already there, and if not, will publish them to the site. Ellis also suggested a community bulletin board be erected on the common area by Lake 1. The Board agreed this was a good idea and Ellis will check to see if there are any county funds for this and report his findings to the board. Ellis also reported that the committee was going to place renewed emphasis on boats and trailers within the association because we still have a problem with boats and trailers not conforming to our covenants. He also mentioned that the Coast Guard Auxiliary holds Yacht Training on Mondays and Wednesdays at the Warwick Yacht Club. These training sessions are two nights a week for three weeks.
- **Ground Maintenance** – No report given.
- **Lake Maintenance** – Both lake fountains are now operative. Additionally, our lake weed management program is still ongoing.
- **Neighbor Watch** – No report given.
- **Newsletter** – No report given.
- **Traffic and Safety** – No report given.
- **Welcome** – No report given.

BOARD MEMBERS' REPORTS

Treasurer

- Charles Rossi presented the Treasurer's Report dated as of 04/20/2002 (see attached report).
- Charles checked into certificate of deposit (CD) rates at our bank. Currently, rates on CDs are very low. Rather than place our cash into these instruments, Charles is going to explore investment options with other banks and report the results to the board for a decision.

OLD BUSINESS

- **Assessments:** Currently there are still six outstanding assessments for this year. Charles presented a listing of the outstanding assessments to Darrell Harris. Darrell will send out past due letters to these homeowners this week.
- **Insurance cancellation:** As reported last month, our liability insurance is being cancelled by the current underwriter. The policy is still in effect for now, we have just been notified in advance. A new application has been completed and our agent is floating it around different insurance companies. Darrell suggested that if a new policy is not in effect by the time the old policy expires, the Board and committees should place a hold on new business until such time that a new policy is in effect.

NEW BUSINESS

- **Neighborhood Yard Sale:** The county asked us to consider rescheduling our yard sale due to The Church of the World Creator meeting that will be held at the Tabb Library on May 4th. The Board discussed this issue and because this organization has a history of violence in connection with its public meetings, it was decided to reschedule our yard sale for May 11th.
- The Board decided to procure a gift for our Welcome Committee chairman, Betty Reams. Betty is battling cancer and has recently tendered her resignation as committee chairman so she can concentrate on winning the battle.
- **County Homeowners Association Meeting:** This meeting will be held Wednesday, April 24th and Darrell Harris will be attending as our Board's representative.
- **Architectural Review Committee files:** Darrell asked if anyone knew who had this committee's files since the chairman, Audrey Murphy, has been on an extended winter vacation. The question came about because a homeowner posed a question to him that could only be answered from the historical files. As far as anyone at the meeting knew, Audrey still has them at her residence. She is due home in a couple of weeks and the question will be pursued at that time.

ACTION ITEMS

- Darrell Harris will prepare past-due assessment letters and mail them to delinquent homeowners.
- Ellis Sharadin will check with the county on funds for a community bulletin board.
- Charles Rossi will continue researching investment options for our reserve cash.

NEXT MEETING

- The next TLHA Board of Directors meeting will be held 7:00 p.m. on June 9, 2002 at Darrell Harris's residence at 106 Jonathan Junction.

ADJOURNMENT

A motion was made by Clint Flanagan and seconded by Bob Ingram for adjournment. A unanimous vote was taken to adjourn. Darrell Harris adjourned the meeting at 8:22 p.m..

Minutes recorded by Clint Flanagan.