

**TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING
7:00 P.M. August 12, 2002**

A meeting of the Tabb Lakes Home Association (TLHA) was held on Monday, August 12th, 2002 at the home of Darrel Harris, 106 Jonathan Junction. The meeting was called to order by Darrell Harris at 7:06 p.m. with the following members present: Darrell Harris, President; Tony Soares, Vice-President; Clint Flanagan, Secretary; and John Ricci, Member-at-Large. Also attending were Charles Rossi, Treasurer; Ellis Sharadin, Covenants Committee; and Bob Short, Association Webmaster. Minutes for the July 2002 Board of Directors meeting were presented and reviewed by the Board. A motion was made by John Ricci to accept the minutes as written. Tony Soares seconded the motion. The Board voted in favor of accepting the July minutes as written.

OLD BUSINESS

- Annual Meeting Date: The date for this year's annual meeting has been set for October 8th, 2002.
- Covenant Meeting: A meeting with Mr. Hicks, the new county engineer, has been set for August 15th, 2002. The purpose of the meeting is to discuss the county's regulations covering the filling in of drainage ditches and the proper way to do it.

NEW BUSINESS

- Meeting dates: After a short discussion, the Board decided to change regular meeting nights from Sunday nights to Monday nights.
- Stormwater Advisory Committee Meeting: This county committee will be meeting August 21st at the Tabb Library. Tony Soares, Frank Grim, and Ellis Sharadin will be attending for the Association.
- Tree: A report was received about a leaning tree on the border between Tabb Lakes and Blackie's. Concern was expressed about the tree falling and causing damage. Clint Flanagan will check out the situation and report to Darrell Harris on what he finds.
- Yard of the Year: A suggestion was put forth to award prizes for the Yards of the Year. The Board decided to award the top four yards in the association with \$25.00 prizes. The members-at-large, John Ricci and Bob Ingram, will judge the yards and winners will be announced at the annual meeting.
- Additional Annual Meeting Preparation:
 - Newsletter/Announcement: A newsletter announcing the Annual meeting, including a proxy form, will be published and distributed by September 8th.
 - Membership/Attendance Rosters: Clint Flanagan will produce the rosters from the master database and forward to Bob Short for use at the meeting.
 - Door Prizes: It was decided to have three major door prizes consisting of gift certificates in the amounts of \$25.00, \$20.00, and \$15.00. Ellis Sharadin will also attempt procure some smaller prizes that can also be given away.
 - Nominating Committee: Committee consists of Clint Flanagan and Tony Soares. As of this date, only Ellis Sharadin has been nominated for Board Election.
 - Ballots: Clint Flanagan will produce the ballots.
 - Guest Speaker: After a short discussion, the Board decided that guest speakers will consist of a Victory YMCA update and an invitation to Deputy Barke from the York County Sheriff's Department.

COMMITTEES

- **Activities** – No report given.
- **Architectural Review** – No report given.
- **Covenant** – Ellis Sharadin stated that the committee plans on doing a new ditch compliance survey within the next few weeks. He also asked that the Board help on sending out grass cutting letters. A

Board members see yards that are not in compliance with standards, we should send out letters to the homeowners and notify him, so he can keep track of notifications

- **Ground Maintenance** – No report given.
- **Lake Maintenance** – Water levels in both lakes are low at the moment due to low rainfall. Aeration and weed control are both okay.
- **Neighbor Watch** – No report given.
- **Newsletter** – No report given.
- **Traffic and Safety** – No report given.
- **Welcome** – No report given.
- **Web Site** – Bob Short will be passing Webmaster duties to Clint Flanagan after the annual meeting. In the interim, Clint and Bob will be checking into domain name registering and finding an internet service provider to host a permanent site for the Association.

BOARD MEMBERS' REPORTS

President: See Additional Annual Meeting Preparation under New Business.

Treasurer

- Assessments: The Association still has four homeowners in the arrears. Darrell Harris will work judgments against these homeowners.
- The Treasurer's Report for July, 2002 is attached. No unusual transactions to report.

NEXT MEETING

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

ADJOURNMENT

A motion was made by Clint Flanagan and seconded by Tony Soares for adjournment. A unanimous vote was taken to adjourn. Darrell Harris adjourned the meeting at 8:25 p.m.

Minutes recorded by Clint Flanagan.