

Meeting Minutes, Board of Directors – 23 May 2004 Tabb Lakes Homes Association

1. Board of Directors met at 106 Jonathan Junction at 7pm. Attending were Darrell Harris, President; Ellis Sharadin, V.P.; Bill Hopkins, Mbr-at-Large; Charles Rossi; Treasurer; Frank Grim, Lakes; and Alison Johnson, Newsletter.

2. Old Business:

a. Survey of Lake 2 has been completed by Williamsburg Environmental Group (WEG). Summary: 14,000 cubic yards need to be removed to restore the lake to design depth. We could just dig out the sediment layer, but the Board feels it important to do the job right, which will preclude having to come back in 8-10 years to correct new sediment. This would present an unnecessary expense and add to costs overall, due to inflation. In addition, we would like to make some permanent improvements (inlet pipe) on the southeast corner of Lake 2 to help minimize future problems from leaf buildup in the shallow end.

b. Yard sale – deemed a success, despite some competition from nearby neighborhoods.

c. Offer of land to expand common areas at the intersection of Lake 2 and Bridgewood: BOD intends to discuss this with the Association lawyer, as there are title questions about the land, which was originally supposed to be common area.

3. New Business:

a. The BOD recognized a moment of silence for John Ricci, former board member, now deceased.

b. Two individuals have volunteered to fill the vacancies on the Board left by the departure of John Ricci and Matt Creelman. They are David Horne, 303 Heath Place, and Christina Bethea, 310 Gardenville.

c. Bill Hopkins has completed a design and estimate to erect a small shelter on Bridgewood, adjacent to the Lakes, which will be used to post public notices, copies of the Minutes, County Regs, etc. Cost for materials will be about \$275; due to Mr. Hopkins' planned knee operations this summer, the BOD will defer the work until early Fall.

d. After some discussion, the BOD requested Alison Johnson write a Newsletter article about children's safety on motorized scooters, which seem to be proliferating around the neighborhood. She will discuss the rules with the Sheriff's Dept. Better parental supervision is called for due to erratic nature of the young operators. We don't want to see any accidents with automobiles.

e. Darrell Harris shared with the BOD his decision to build a new home in the Williamsburg area. He is selling his home to his son in July, after which he will become ineligible to remain on the BOD. The Association will then have to replace him and restructure the Board positions.

4. Committee Reports:

a. Frank Grim reported the fountain outage on Lake 1. He has put in a work order for repairs and believes it is electrical-related in the control box. Also, our contractor has begun treating the lakes to prevent algae growth.

b. Joe Eubanks provided a copy of the Neighborhood Relations Committee minutes. Letters are going out to numerous homeowners, exhorting them to take care of mold and fungi which are discoloring their roofs and siding. The committee is also continuing efforts to advise new boat owners on the parking standards and intends to audit the original Boat/RV registry to identify which boats are no longer in the neighborhood. Finally, the committee will soon procure the Yard of the Month signs and recognize owners who show superior yardcare.

c. Alison Johnson intends to bring out another Newsletter shortly, (and may begin incorporating short profiles on Board Members and other community leaders). The BOD recognized her for her superb efforts to get out the Newsletter and remarked on the many complimentary remarks submitted by residents. The re-emergence of the Newsletter is a major step forward in bringing residents closer to one another and keeping everyone informed of developments around Tabb Lakes.

d. Charles Rossi went over the budget (attached) and stated we currently have close to \$100K in our account. Also, BOD Liability and Association Liability insurance accounts are paid up. 7 owners are still in arrears on homeowners dues.

5. Board of Directors Approvals for May:

The BOD voted on the following motions and approved them all:

a. \$300 to Alison Johnson to be used to pay Newsletter expenses and prepay our Post Office bulk mailing account.

b. Approved reimbursement of \$55.52 to Joe Eubanks for committee expenses. Also approved reimbursement of \$175.40 for signs and to initiate the Yard of the Month Program.

c. Approved a motion to ask WEG to estimate costs of Lakes dredging so we can put the project up for competitive bidding.

d. Approved a motion to fund \$275 to Bill Hopkins to procure materials for the neighborhood sign board.

e. Approved the BOD Meeting Minutes for March. There will be no meeting minutes from April due to inability to achieve a quorum.

6. Next meeting is scheduled for Sunday, June 20th, and will be hosted by Ellis Sharadin at 135 Leslie Lane.

7. Please provide any comments and/or corrections to these minutes to Ellis Sharadin, either thru email to 747jock@cox.net, or phone 867-8816.

Submitted by:
Ellis Sharadin, Vice President
Tabb Lakes Homes Association

For Darrell Harris, President, TLHA BOD