

Meeting Minutes, Board of Directors – 28 June 2004

Tabb Lakes Homes Association

1. The Board of Directors (BOD) met at 135 Leslie Lane at 7pm. Attending were Darrell Harris, President; Ellis Sharadin, V.P.; David Horne, new BOD member; Charles Rossi, Treasurer; Frank Grim, Lakes; and Joe Eubanks, Neighbor Relations.

2. Old Business:

a. Lake Dredging plan: Darrell is still awaiting a response from Williamsburg Environmental Group (WEG) for 1) a Statement of Work for the dredging of Lake 2. WEG will be putting the work out for competitive bids, though they also will have the right to bid for the work. See the May minutes for details on the general scope of work required.

b. Offer of land to expand common areas at the intersection of Lake 2 and Bridgewood: BOD is still trying for an appointment with Vicky Beard, the Association lawyer, as there are title questions about the land. Darrell and Ellis will likely attend the meeting this coming week.

c. Newsletter: Alison Johnson will send out a newsletter later this week.

d. Board Member backfill: the association is still waiting for a formal acceptance from Christina Bethea, who volunteered to replace deceased member John Ricci as a Member-at-Large. She was unable to attend tonite's meeting.

3. New Business:

a. York County is soliciting volunteers to join an e-committee called the Communications & Outreach Group, which will help formulate the comprehensive plan for county development.

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. The Board agreed to send a separate letter to all homeowners, outlining our plans and rationale for the lakes project, as requested by committee chairmen Joe Eubanks and Frank Grim. Darrell will email Ellis details of a similar letter and Ellis will author the letter to be disseminated to homeowners.

d. Darrell is pressing ahead with plans to build a new home in Williamsburg. He anticipates signing the deed over to his son at end of July, which will coincide with his resignation from the BOD.

4. Committee Reports:

a. Frank Grim reported the fountain outage on Lake 1 is due to circuit breaker popping. He has not been able to locate the source of the problem yet, and the outages are not predictable.

b. Joe Eubanks reported that, by and large, homeowners are reacting positively to committee letters asking them to repair, clean, or paint shabby features of their homes. Exceptions are at 300 Gardenville, 317 Bridgewood, and 100 Richard Run, which are currently the worst-maintained homes in the neighborhood. The committee will send them all one more letter and/or pay a visit, but if no improvement is made, the cases will be turned over to the BOD for action. There ensued a discussion about recourse available to the Association, which include paying for the work and placing a lien on the property, calling in the County Dept of Health, and calling the homeowner to a Board hearing. The Covenants make it clear the Board has the

authority as well as responsibility for bringing homeowners into compliance. Joe also reported his committee is auditing the Boat/RV registry to identify which boats are no longer in the neighborhood, but he has asked all members to keep him advised if new boats/trailers appear in the neighborhood. Finally, the committee will procure the Yard of the Month signs and hopes to start the program by end of July.

c. Ellis briefed the status of the Neighborhood Watch committee. Sandra Shaffer has 50-100 volunteers lined up but has had problems getting the sheriff's deputy, David Bark, to return phone calls and help her set up the neighborhood meeting. She needs an answer ASAP because she leaves 7th of July for a 5-week trip to Japan and needs to reserve a meeting hall. Ellis agreed to send a letter to Sheriff Diggs, asking for their support and responsiveness to our meeting requests with Deputy Bark.

d. Charles Rossi went over the budget (attached) and stated we currently have close to \$ 95K in our account. For David Horne's benefit, he also explained our budget process and how we have been putting money aside for the capital reserve fund to fix the lakes. 5-6 owners are still in arrears on homeowner's dues.

e. **LATE ADDITIONS TO COMMITTEE REPORTS:** Lou Lafrenaye plans to hold a stormwater drainage committee meeting shortly. His committee also plans to reassess the drainage inlets and outlets in preparation for this year's hurricane season. Alison Johnson plans to send out the next edition of the Tabb Lakes Newsletter at the end of August, and solicits inputs from all committee chairs.

5. Board of Directors Actions for June. The BOD voted on the following motions and approved them all:

a. Increased the allowable reimbursement to \$225 for Yard of the Month signs to be purchased by Joe Eubanks' committee. The \$175 signs are no longer available.

b. Appointed David Horne, of 303 Heath Place, to replace Matt Creelman on the BOD for the remainder of his term, which ends October 2005.

c. Accepted the draft BOD meeting minutes from May 2004 without changes.

d. Accepted Charles Rossi as neighborhood spokesman for the county Communications and Outreach Group, which will help the county formulate its Comprehensive Plan through 2015.

6. Next meeting is scheduled for Sunday, July 18th, 7pm, hosted by Ellis Sharadin at 135 Leslie Lane.

7. Please provide any comments and/or corrections to these minutes to Ellis, 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