

**Meeting Minutes, Board of Directors – 25 July 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, Vice President.; David Horne, Secretary; Charles Rossi, Treasurer; Joe Eubanks, Neighbor Relations; Larry Tenbenschel, Stormwater Committee; and Lou Lafrenaye; Stormwater Committee.

2. Old Business:

a. Lake Dredging plan: Darrell distributed copies of the Statement of Work (SOW) from Williamsburg Environmental Group (WEG). The SOW defines the plan of action WEG would follow to ensure the lake dredging is properly executed. The SOW breaks the work into phases and list milestones to evaluate progress. The SOW was reviewed and comments provided. Darrell has action to contact WEG and determine the fees WEG would charge to oversee the project and the method WEG would use to bill their work. The general scope of work is detailed in the May 2004 minutes. Darrell has drafted a letter to send all homeowners, outlining our plans and rationale for the lakes project. The letter was reviewed and comments provided. Darrell has action to revise letter and send to homeowners.

b. Offer of land to expand common areas at the intersection of Lake 2 and Bridgewood: Charles has action to contact the property owner and determine his intentions relative conveyance of the property.

c. Board Member open position: Christina Bethea will not accept a BOD position.

3. New Business:

a. The BOD will hold a homeowners meeting to discuss Lake dredging actions and rationale. The meeting will be separate from the annual meeting. Charles has action to schedule the meeting.

b. Darrell is pressing ahead with plans to build a new home in Williamsburg. He anticipates moving in approximately two months, which will coincide with his resignation from the BOD.

c. Larry Tenbenschel was asked to consider joining the BOD as a member at large.

4. Committee Reports:

a. Joe Eubanks reported that 60 of 93 cited covenants violations have been corrected. The camper located at 943 Tabb Lakes Drive has not been corrected and Joe has referred the situation to the BOD for resolution. David has contacted the owner and determined the owner is actively pursuing adding a driveway for the camper. The owner will move the camper until the work is completed. Joe has also referred 317 Bridgewood to the BOD for resolution. The Covenants Review Committee continues to pursue compliance from other homeowners in violation. The committee has procured the Yard of the Month sign and will implement the program by the end of July.

b. Ellis briefed the status of the Neighborhood Watch committee. Sandra Shaffer has reserved a meeting room at the Tabb Library for August 18<sup>th</sup> and August 24 to discuss

implementation of the Neighborhood Watch program. A representative from the York County Sheriff's office will speak and answer questions. Prior to the meeting, an invitation will be sent to all residents to attend one of the meetings and participate in the Neighborhood Watch Program. A plan was initiated to telephone every resident and extend an invitation prior to the meetings.

c. Lou Lafrenaye briefed that the Stormwater Committee met on July 7. Minutes (attached) from the meeting were provided. The committee has developed a checklist (attached) and began taking action to ensure all aspects of Stormwater management are addressed in preparation for potential hurricane or major storm. The committee is lifting manhole covers to check for sediment and trash buildup. The committee members are also inspecting the lakes, outflow pipes and drainage ditches to correct blockages. Committee members found a board placed at the outflow pipe at the north end of Lake 1. This has been a problem in the past. The county had placed a sign at the outlet pipe to warn people to not block the pipe. The sign has been cut down. Lou has action to ask the county to place another sign at the outlet pipe.

d. Charles Rossi reviewed the budget (attached). Five owners are in arrears for association dues. Charles has action to send the owners a certified letter stating the intention to place a lien against the properties.

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

a. Allocate \$200 to purchase eight \$25 gift certificates to award each Yard of the Month winner.

b. Accepted the draft BOD meeting minutes from June 2004 with incorporation of editorial comments.

6. Next meeting is scheduled for Sunday, August 15th, 7pm, hosted by Charles Rossi at 116 Richard Run.

7. Please provide any comments and/or corrections to these minutes to David, via email to [contentman@yahoo.com](mailto:contentman@yahoo.com).

Submitted by:  
David Horne, Secretary  
Tabb Lakes Homes Association

For Darrell Harris, President, TLHA BOD