

# Tabb Lakes Board of Director's August Meeting

1. The Board of Directors (BOD) met at 311 Bridge Wood Drive at 7 p.m. attending were Jim Magnotta President, David Horne Vice President , Monroe Keene Neighbor Relations, Charles Rossi Treasurer, Terri Berube Secretary. Bill Hopkins Member at large Gary Porter, Bill Keplesky & Hope Scott.

## 2. Old Business

A. ARC Review Committee : The Board of Director's would like to announce the new Arc Chair Anita Hensley @ 200 Richard Run telephone number 867-8900. This information will be posted to the website.

B. The Board of Directors will begin a search for a real estate Attorney to begin enforcement of the covenants and back assessments. The Board suggests a penalty tier for violators.

## 3. New Business:

A. Diffuser's- The Homeowner on Lake 2 will need to have the Diffusers removed from his property as soon as possible due to the noise issues. The Board plans to put the Power/Box by the bench on Lake#1. Power Boaring is required for the new position.

The estimated cost will be around \$6500.00. A motion was made was made to move the Power and Box with \$6500.00 as a cap. The homeowner has required a email prior to the removal of the Power/box from his property.

## 4. Committee Reports:

Covenants Review Committee report:

A. Three houses still remain on this list for serious violations. Joe and Monroe are frustrated with violators and no action taken by the board . The Board has requested a letter sent to violators to have a copy for our files when we do go to court that we can take action against the homeowner.

B. Open issues for the CRC: Master Boat/ RV Registry Audit

C. Open issues for the BOD:

317 Bridge Wood Drive ( Roof and Siding Mold/Mildew)

Community Bulletin Board

Fines for Covenant Repeat Offenders

Window Air conditioners

Vegetable gardens in front yards

Political signs and Home Security signs

Construction signs

PODS

806 Tabb Lakes Drive (Yard Maintenance)

100 Richard Run ( Home Maintenance)

Also under the CRC we discussed developing a procedure for Liens and fines for those that do not comply. This will be in place after seeking a attorney.

Grounds Report:

No report given.

Storm Water Committee Report:

A. Lou Lafrenaye discussed that during regular maintenance that a massive log was found in the lake and it was blocking the outflow pipe. It took three people to remove this log from the lake.

B. Lou had a successful day with the Yorktown Fire department the neighborhood had a Fire extinguisher training day this was located at the intersection of Tabb Lakes Drive and Bridge Wood Drive. Fifty people showed up for the demonstration a Local boy scout troop showed up and participated in the Training. The demonstration lasted about 45 minutes and was very successful.

C. Lou Lafrenaye discussed that there are currently eight members in the CERT program. Tabb Lakes was the first CERT program in York County. The next class begins in January.

Treasurer's report

A. Charles Rossi notes that at the end of July a huge expense of \$22,000.00 was transferred. On 7/31 we had \$105,469.00 available. Charles records will be set from October to September, with October being the first month in the fiscal year.

B. Disclosure packets being increased will help the budget.

Neighborhood Watch Report

No report given

Meeting adjourned at 8:30 P.M.

Next meeting Scheduled for September 21, 2005. Later changed to October 9, 2005 at 7:30p.m.

Annual Meeting scheduled for October 19, 2005.

Submitted By :  
Terri Berube, Secretary

For Jim Magnotta , President , TLHA  
Tabb Lakes Home Association