

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 recognizes 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 Home Association/Real Estate Attorney to enforce the covenants and back assessments. The Board suggests a penalty tier for violators.

3. New Business: Lake Aeration - The Homeowner on Lake 2 request that the aerator compressor be removed from his property as soon as possible due to the noise issues. The BOD plans to put the Power/Box by the bench on Lake#1. Horizontal Boring 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 an 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 Eubank (not present) and Monroe Keene are frustrated with violators and no action taken by the BOD . The BOD has requested copies of letters sent to violators to have a copy for BOD records when we do go to court that we can take action taken 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)

Fines for Covenant Repeat Offenders

Window Air conditioners

Vegetable gardens in front yards

Political signs and Home Security signs

Construction signs

806 Tabb Lakes Drive (Yard Maintenance)

100 Richard Run (Home Maintenance)

Also under the CRC the BOD discussed developing a procedure for Liens and fines for those that do not comply. This will be in place after retaining an 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 Lafrenaye reported a successful day with the Yorktown Fire department the neighborhood had a Fire extinguisher training day that 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 \$22,000.00 was transferred as an expense to purchase a CD. 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

5. Meeting adjourned at 8:30 P.M.

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

7. Annual Meeting scheduled for October 19, 2005.

Submitted By :

Terri Berube, Secretary

Tabb Lakes Home Association

For Jim Magnotta
President , TLHA