

## Tabb Lakes Board of Director's November Meeting Minutes

1. The Board of Directors (BOD) met at 311 Bridge Wood Drive at 7 p.m. attending were Jim Magnotta President, Gary Porter Vice President, Charles Rossi Treasurer, Terri Berube Secretary, Christy McNulty Member at large, Clint Flanagan Web site Manager.

### 2. Old Business

A. The new Board was voted in according to the Bylaws the Board will be as follows .

Jim Magnotta\* President with term ending Oct. 2006

Gary Porter\* Vice President with term ending Oct. 2008

Terri Berube \* Secretary with term ending Oct. 2006

Arthur Johnston\* Member at Large with term ending Oct. 2006

Christy McNulty\* Member at Large with term ending Oct. 2008

Charles Rossi\* Treasurer

B. Homeowner residing at 317 Bridge Wood Drive was sent a letter in reference to the sign issue. The board received no response from this letter.

C. Gary Porter has requested that emails be sent to both email addresses so he can receive news quicker. The other email site is Gary.Porter@Jfcom.

### 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. Gary Porter will speak with former Vice President, David Horne in reference to the Lake Issue he will take over where Mr. Horne left off..

B. History of lake placed in the disclosure packet. The Board is looking into putting a brief history of the lake in the new Disclosure packets for new buyers for the 2006 year. Gary Porter will review information on the lakes and put something together for the Board to review. This will be voted on at a later date.

C. Planning Commission meeting : The York County planning commission met and discussed issues in reference to upcoming Storage facility located on Coventry Blvd and Route 17. The commission discussed a direct access from Coventry Blvd. Mr. Magnotta discussed with the board that Tabb Lakes was not Represented at this meeting and shared with the Board a letter that he emailed to the Commission representatives. The only response Mr. Magnotta received was from Representative Sheila Noll.

D. Penalty tier: The Board was interested in obtaining the Attorney who represented a business owner at the last planning commission meeting. Christy McNulty will review the meeting and seek the name of the attorney. The board is interested in hiring this attorney for our legal matters. The attorney is:

Douglas E. Miller of:  
Patten, Worman, Hatten & Diamonstein  
757-223-4585

This information was forwarded on November 21, 2005 @ 9: 25 a.m. to President Jim Magnotta and Terri Berube .

E. Lawn maintenance contract: We will need to start taking bids for this contract. Terri Berube will checking into the Daily Press on the cost. The board will put together the Statement of work request needed for the bid.

#### 4. Committee Reports:

Mr. Magnotta would like to encourage the committees to come and share at the meeting there is very low attendance at the meeting.

Current committee chairs that are not filled are Activities director and Traffic and Safety.

#### Covenants Review Committee report:

A. Open issues for the CRC

Master Boat/ RV Registry Audit

B 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 will be receiving an award from the York County Fire Department for all his work with CERT program The Board would like to be there for this award. The program currently has 12 graduates . Tabb Lakes was the first CERT Community. The next class begins in January.

#### Treasurer's report

A. Charles Rossi notes that the sales of the Disclosure packets is actual income.

\$60,000.00 Spent of \$67,000.00.

The board account reflects \$99,292.00 in reserve.

Electricity \$14,000.00 cost.

Budget is \$62,750.00.

Lake Assessment \$ 130.50 Non-Lake

\$147.25 Lake

Voted on and Second on by Gary Porter and Christy McNulty.

#### Neighborhood Watch Report

No report given

Meeting adjourned at 9:00 P.M.

Next meeting scheduled for December 18 2005 at 7:00p.m.

Submitted By :

Terri Berube, Secretary

Tabb Lakes Home Association

For Jim Magnotta , President , TLHA