

## Tabb Lakes Board of Directors December's 2005 Meeting

1. The Board of Directors (BOD) met at 311 Bridge Wood Drive at 7 p.m on December 18, 2005. attending were Jim Magnotta President, Gary Porter Vice President , Charles Rossi Treasurer, Terri Berube SecretaryChristy McNaulty Member at Large, Art Johnson Member at Large

### 2. Old Business

A. Art Johnston has recently retired and has a new email for the Board.

Hooalmp@aolcom

B. The Board needs to let Virginia Lake Management know the correct position for the new diffusers. Former Vice President, Dave Horne emailed the VLM and they quoted us a price of \$ 6500.00.

Electrical \$ 4000.00

Service \$1320.00

Add tubing at .99 cents per foot.

Dominion Power's Price is not included in this price to change the electrical.

C. Gary Porter feels this changing of the Diffusers is not a priority until the spring.

Former Member at Large Bill Hopkins had information on electrical contractors.

The Board would like to get Bill's input on a new contractor for the changes on the lakes.

Gary Porter would like to put a small history of the lakes into the Disclosure packets for the incoming homeowner to be educated on what is going on in their neighborhood.

D. Terri Berube suggested that the letter should be done soon due to that the disclosure packets need to be reprinted this would be a perfect time to put the new history page in.

The draft will be review at he January 22, 2006 for comments and changes then approved by the Board to be place into the disclosure packet.

### 3. New Business:

A. Jim Magnotta will be contacting the Attorney at Patten , Wornam and Hatten and Diamonstein Attorney, Douglas Miller . Mr. Miller we be in the office after the Holidays.

B The Board of Supervisors will be meeting and discussing the new York County assessments which will raise about 20-60% Market Value. These assessments will be sent out on December 27, 2005.

4. Lawn Maintenance Contract : Terri Berube has checked with the Daily Press and the price to advertise in the Legal/Bid section is as follows:

Bids start out at \$42.88 a inch.

14 lines 20 Characters. This can be faxed into Dorinda at the Daily Press at 928-0354.

The current Lawn Maintenance contract is \$450.00 monthly. We need to map out area of work and a job description on what is included in the contract. Bid packets need to be put together in January 2006.

C **Assessment Letters:** Jim Magnotta has decided to let the Board do the assessment letters. Several Board members will fold and stuff the assessments then drop them off to the Post office.

5. **Committee Reports:**

A. **Covenants Review Committee report:**

(1). Open issues for the CRC

Master Boat/ RV Registry Audit

(2). 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 issue should resolve this month.

6. **Grounds Report:** No Report

7. **Storm Water Committee Report**

A. Lou Lafrenaye Chairperson. The County has cleaned the spillway ditch behind Bridge Wood Drive. The county has also cut back some grass around the outflow pipe.

We have checked into the possible storm drainage problems will have with Three story storage facility being built on Route 17, Sheila Noll is looking into this issue for us. Lou is doing a walk through of the area of concern with Mrs. Noll. This will be done after the holidays.

8. **Community Emergency Response Committee:** Tabb Lakes will presented with a certificate during the County Board meeting on January 17, 2006 .

We are the first Community with Cert certified neighborhood, with 12 trained people We will presented with signs for our neighborhood this date has not been set.

9. **Treasurer Report:**

A. Charles Rossi notes that there it two Months currently showing on our Va Power . Charles records will be set

from October to September, with October being the first month in the fiscal year. We are currently two months into the fiscal year.

B. There was fountain repair that was \$483.08.

C. Currently in our Accounts we have \$93,633.57 as of 12/16/05.

10. **Neighborhood Watch Report**

Sandra Shaffer notes that there are Three more Block Captains needed to complete the Neighborhood watch especially the following areas Bridge Wood, Naurine and Tiger Paw Path.

**Added Notes:** Committee vacancies need to filled and Committee Chairs need to attend more meetings . The board would like Alison Johnson to run and add to request these to issues.

**Covenant Letters and Actions:** *We are going to see what surrounding neighborhoods do with violators*

Meeting adjourned at 8:30 P.M.

Next Meeting will be on January 22, 2006 at Sandra Shaffer house.

Submitted By :  
Terri Berube, Secretary  
Tabb Lakes Home Association

For Jim Magnotta , President , TLHA