

Tabb Lakes Board of Directors February's 2006 Meeting

1. **The Board of Directors** (BOD) met at 311 Bridge Wood Drive at 7 p.m on February 26, 2006. Attending were Jim Magnotta President, Terri Berube Secretary, Art Johnston Member at Large . Charles Rossi, Treasurer.

2. Old Business

a. Yard Sale. The Tabb Lakes Yard Sale is set for April 22, 2006. Tabb Lakes and the Greenlands are in joint venture for this year. Bill Fountain from the Greenlands and Terri Berube from Tabb Lakes are taking care of the details.

b. Covenant Enforcement. Jim Magnotta did a great job on locating someone to assist us with our covenant and assessment violators. This person works for other neighborhoods doing the same thing. This person will be responsible for conducting case by case inspections to include legal filing when covenant violators fail to comply.

c. Annual Assessment Letters. Assessment letters have gone out. To date, 64 homes have not responded / paid their assessments. The Board sent another letter as a reminder to those residents that have not paid their assessment dues and associated penalties incurred. Assessment notifications that were included in the initial mailing but "returned to sender" due to incorrect homeowner info. will be resent to the correct homeowner with no penalty and a new date for remittance. Mr. Rossi has agreed to update the database with current owners and addresses.

3. New Business:

a. Tax Return for 2005. The TLHA tax return must be completed. The Board agreed to ask Frank Grim of Liberty Tax Service. Terri Berube suggested someone from her Tax preparer's office.

Mrs. Berube will look into it. Mrs. Berube's asked her Tax Preparer and they agreed to do it. The information is Jennifer L. Saunders or Stephanie B .Sarris from **Burk's Booking and Tax Services located at 9310 Warwick Boulevard. Telephone number 757-591-0245.**

b. Alison Johnson is waiting on address labels for the newsletter. Mr. Magnotta will make the labels and give them to Mrs. Johnson.

c. Disclosure Packets. The board agreed to print 25 more disclosure packets for the upcoming season. Office Max is the preferred printing service.

4. **Lawn Maintenance Contract:** Contracts for Lawn Maintenance need to go out for bid.

5. Committee Reports:

a. **Covenants Review Committee:** **Position is vacant.** Open issues for the CRC: Master Boat/ RV Registry Audit, 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)

b. **Grounds Committee:** No Report

c. **Storm Water Committee Report:** No Report

d. **Community Emergency Response Committee:** No report

e. **Treasurer Report:** Summary of Treasurer's Report: February Income+ \$25,609. February Expenses= \$2,786, and Total Assests= \$120,655.

f. **Neighborhood Watch Report:** No Report

Submitted By :
Terri Berube, Secretary
Tabb Lakes Home Association

For Jim Magnotta , President , TLHA

Last report submitted to Board