



1. The Tabb Lakes Homes Association Board of Directors meeting convened on 11 May 2006 at 504 Tabb Lakes Drive. Present were President Jim Magnotta, Vice President Gary Porter, Member-at-large Art Johnston, Member-at-large Chris McNulty, Treasurer Charles Rossi, Secretary Clint Flanagan and homeowner Bill Keplesky.

2. The April minutes were reviewed and some edits are required for accuracy. Clint will correct the minutes and then e-mail them to the BOD members for electronic approval. Once approved by the BOD, he will post them to the TLHA web site.

3. Old Business.

a. **Diffuser pump.** Gary checked with VLM and running lines through the culvert will work, but is not an ideal solution. Chris advocated placing the pump on a floating platform. The question is whether we can put a strong enough foundation or solidly anchor the platform in the lake. The entire lake is legally a common area so that would not be a concern. Gary would like us to ask VLM to take a look at the floating option. Gary volunteered to get an estimate from VLM to put the pump on a floating platform. Gary contacted Dominion Power and they will come and give us an estimate for installing a utility pole and junction box for the alternate common area solution. Next meeting we will have 2 estimates and should be able to make a decision.

b. **Lee Property Management (LPM).** There were a couple of changes to the Statement Of Work (SOW). Jim negotiated a new monthly cost which will be \$1.40 per house for the first two months and then the cost will drop to \$1.30 per house. LPM also requested an increase in the disclosure package cost to \$60.00 per package if required within 15 days and \$90.00 for any package required in less than 10 days. There were no other substantive changes. Jim will clean up the document and send to the BOD members for approval. Start date will be 1 Jun 06 and will go for an initial 120 day trial.

c. **Grounds maintenance.**

(1) Five new landscaping companies were contacted for a landscaping proposal, but all thought Tabb Lakes was too small an area to be worth their effort. Scotty's Landscaping had also made a proposal for \$450 per month. He then tried to charge a one-time extra \$350.00 for working the flower beds since they had fallen into disrepair. Scotty then lowered the one-time price to \$150.00. Finally, he rescinded all of the one-time charge and went back to only \$450 a month for 12 months. Jim will add a cancellation notice to the contract and add a requirement for a monthly itemized statement showing services and materials. The BOD voted to award the contract to Scotty's, if he accepts the new changes to the agreement.

(2) Gary attempted to follow up with Larry Epperd on the planting of new flowers. However, Larry informed Gary that he was resigning as grounds committee chair because he felt he had been left out of the decision loop in re-competing the landscaping contract.

d. **Tabb Lakes history.** Gary is still working on the history, but has not yet completed it due to time constraints. He guaranteed to have it completed by the next meeting.



4. New Business.

a. **Newsletters.** Gary stated that he was not comfortable with the current newsletter process. Currently, the newsletter is not seen by the BOD until after the newsletter is published and mailed to homeowners. Gary stated that the newsletter should be seen and approved by the BOD before publishing. After some discussion, Gary made a motion that the Association Secretary review the newsletter before publishing it to the Association's homeowners. The motion was seconded by Chris. All BOD members voted in favor of the motion. Chris will contact Allison, the newsletter editor, and explain the new step in the newsletter process.

b. **Vacant committee chairs.** The question was asked if the Association actually needed all these committees and if so, what are their duties? The Association's By-laws do require certain committees, however there is not a formal written description of their duties. Chris volunteered to study the committees, determine the required ones, and formalize their duties.

c. **Annual yard sale.** Several homeowners have requested not to have the annual yard so early in future years. This year, the Greenlands picked the day and we agreed to do a joint community yard sale. However, Jim verified that only about a dozen Greenlands homeowners actually participated in the yard sale. It was decided that we would not have the yard sale in April in the future.

5. Treasurer's Report. Our accounting books were audited in the last month. The results were good, with only a couple of suggestions. The bond fund is not shown in this month's report, but will be in next month's report. The Association currently has 9 unpaid homeowner assessments. Jim and Gary will visit them within the next two weeks and seek payment.

6. The BOD's next meeting will be on 8 June 2006 at 7:00 p.m. Gary will check with Buddy Spencer and try to arrange to use his firm's conference room. The BOD will be notified via e-mail once the final location is known.

7. The BOD's meeting adjourned at 8:40 p.m.

Respectfully submitted by Clint Flanagan