



Tabb Lakes Homes Association
P.O. Box 8088
Yorktown, VA, 23693

1. The Tabb Lakes Homes Association (TLHA) Board of Directors (BOD) meeting convened on 8 Jun, 2006 in the second floor conference room of Mid-Atlantic Properties. Attending were:

Vice-President	Mr. Gary Porter
Member-at-Large	Ms. Chris McNulty
Member-at-Large	Mr. Art Johnson
Treasurer	Mr. Charles Rossi
Lake Maintenance Committee Chair	Mr. Frank Grim
Stormwater & Emergency Response Chair	Mr. Lou Lafrenaye
Architectural Review Committee	Anita Hensley

Also in attendance were Charles Lee and Rob Cox from Lee Property Management.

2. The minutes from the 11 May 2006 BOD meeting were reviewed and approved by the Board for posting on the TLHA web site.

3. Old Business.

a. Diffuser Issue

(1) Frank Grim, Lake Maintenance Committee Chair is an advocate for having lake fountains, however he recommended that when the fountains fail, that we don't repair them / remove them; pump replacement is very expensive.

(2) Sharon Keplesky, resident 932 Tabb Lakes Drive, stated the noise generated by the diffuser in the back of her yard keeps her awake at night. The fountains help mask the diffuser noise and she would pay more to keep the fountains in working order, and she also thinks other residents that live on the lake would too. (this statement is an assumption on her part and she cannot speak for the neighborhood)

b. Grounds Maintenance. Scotty's Lawn Service is on task with a signed contract. Mr. Rossi stated that he received Scotty's first bill for services rendered. Mr. Porter asked Mr. Rossi if the invoice was prepared IAW the SOW / contract. Mr. Rossi will inspect the invoice and follow-up with Mr. Porter. Mr. Porter said we need to maintain vigilance over the common areas to ensure the Scotty's Lawn Service is providing the services IAW the standards set forth in the contract / SOW. An offer from Tidewater Turf was received based on our new solicitation. The offer was for \$679 per month.

c. Tabb Lakes History. BOD members should review ASAP.

d. Filling Committee Vacancies. Mr. Charles Rossi said he gave Mr. Jim Magnotta the slips collected during the assessment collections that reflect residents who have an interest in filling the open positions. Mr. Porter will follow-up.



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e. Overdue Annual Assessments. Mr. Magnotta and Mr. Porter visited the homes of the Tabb Lakes residents who have not paid their annual assessments. They were able to contact 2 out of 9 residents. One resident paid the assessment on the spot. There are currently 5 residents that have not paid their assessment.

(1) Mr. Porter asked that Ms McNulty add the homeowner info to this iteration of the minutes as a matter of record.

- (a) 317 Bridgewood
- (b) 300 Gardenville (arrangements made to be paid within 6 months)
- (c) 205 Tabb Lakes
- (d) 204 Tiger Run
- (e) 218 Tiger Run (may pay by 14 July)

(2) Mr. Magnotta and Mr. Porter plan to revisit the homes in the near future.

f. Buddy Spencer, Mid-Atlantic Real Estate would like to build a relationship with the Tabb Lakes community. We can probably use the corporate conference room for future TLHA BOD meetings. He also mentioned that Tabb Lakes residents choosing to sell their homes through his firm would receive an undisclosed discount over his normal rates.

4. New Business.

a. For action at the next BOD meeting: Establish a date for the next TLHA annual meeting.

b. A lengthy discussion of the first inspection report from LPM was held. It was immediately apparent by cross checking a few discrepancies that LPM somehow transposed the writeups from one home onto another and so on. Charles Lee acknowledged this and provided paper copies of a new list of discrepancies. The following items were discussed:

(1) Mailboxes Deteriorating. It is apparent that many mailboxes need attention and Mr. Lee offered that the look of mailboxes can immediately set the overall appearance of a community to a first time visitor. The BOD agreed this needs to be addressed, but not immediately.

(2) Garbage Cans Not Enclosed. The covenants call for garbage cans to be enclosed but this infraction has been overlooked in the past, leading to a situation where people now leave their garbage cans in plan view all week long. The board agreed the



present covenant wording is insufficient and assigned the Architectural Review Committee to come up with some guidelines to suggest for homeowners. No deadline was set for this report.

(3) Boats and Trailers. Mr. Porter will send LPM the list of grandfathered items.

(4) Fence height and construction. The BOD decided that the fence height issue should be ignored for now since there are so many infractions and might lead to a backlash. Update: Mr. Lee provided Messrs. Magnotta and Porter with an extract from the County Code that defines what a “front fence” is. It is now apparent that there are very few if any height infractions. Instead we will concentrate on infractions of the construction regulations (no chain link fences or wire and wood fences).

(5) No Address Number. The BOD agreed this is a safety issue that must be addressed. Is there a County Code that requires house numbers be visible? Need to research this.

(6) Overall condition. Mr. Johnston offered that the inspection report was not critical enough of general lack of home and yard maintenance etc. to make an accurate decision on what violations / residences the board should concentrate on.

(7) What to do next. The BOD discussed how to inform the community about the inspection results and how to prioritize infractions. Mr. Porter will draft a letter to the community that will either be distributed alone or go into a newsletter format.

5. Treasurer’s Report, Mr. Rossi.

- a. Current balance is \$137, 517.52 as of 07 Jun 06
- b. A Certificate of Deposit has been purchased in the amount of \$22,300.00
- c. Identified an unfunded requirement of \$375.00 which was disbursed for the unplanned tax preparation.
- d. Expenditures are in line with programmed budget forecast except as noted

6. Committee Reports

- a. Community Emergency Response Team, Mr. Lou Lafrenaye

(1) Upcoming Events

(a) 24 Jun, 0900 - Tour / Open House - Tabb Fire Station; open to all residents and general public. This event was not included in the TLHA newsletter, however Lou



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will make arrangements to notify residents via the front page of the TLHA web page.
(Note: Notice has been posted on the TLHA web site)

(b) 22 Jul, 1000 - TLHA neighborhood training will be conducted on Bridgewood Drive. Chain saw and generator safety will be the focus of the training. Tabb Lakes residents are encouraged to bring their smoke detectors and fire extinguishers to this event as there will be Fire Department personnel on sight that will inspect these items to ensure they are still operational / should be replaced. Mr. Lafrenaye requested signs to announce the event. Mr. Charles Rossi accepted the task to obtain signs. Also, Mr. Lafrenaye is developing a mail-out that will be sent to Tabb Lakes residents that provides an update on the CERT program / upcoming training events etc. The letter should be mailed end of June / 1st week in July. Mr. Lafrenaye asked for administrative items such as mailing labels and postage. Mr. Magnotta will be contacted concerning this mail-out and provide necessary logistics.

(2) Safety in the After Disaster Environment CD / DVD. Mr. Lafrenaye has reproduced this training tool for distribution to each TLHA Board and Committee Member.

(3) Two Committee Members received training and certification in the Amateur Radio Relay League Emergency Communications Level 1 and Introduction to National Incident Management System.

(4) Mr. Lafrenaye asked the Board to authorize the purchase of 6 safety cones to be used for training events and to use for safety (cordon unsafe areas) during actual emergency situations / events. The Board authorized the purchase.

b. Storm Water Committee. Mr. Lou Lafrenaye attended the York County Board of Supervisors meeting 6 Jun 06. Storm water drainage Capital Improvement Plan (CIP) was one of the topics. An issue is that cost has increased from the original estimate cost of \$4 million to \$14 million for the multiple projects. Tabb Lakes is #3 on the project list to receive attention. Project includes a larger outflow pipe and an additional pipe under Victory Blvd. The cost of the Tabb Lakes project increased from \$300,000 to \$880,000. The Board of Supervisors will review options on what to do with the multiple programs (Stormwater CIP, Utilities, and Refuge Disposal) that have significant cost increases at a later date.

7. Next Meeting: The next BOD meeting is scheduled for 7 p.m., 13 Jul 06, in the Mid-Atlantic conference room. Mr. Porter requested that all committee members attend.

8. BOD meeting adjourned at 9:06 p.m..

Respectfully submitted by Mr. Clint Flanagan, assembled from notes taken by Ms. Chris McNulty, Mr. Art Johnson and Mr. Gary Porter.