



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

1. The Tabb Lakes Homes Association Board of Directors meeting convened on 13 July, 2006 in the second floor conference of Mid-Atlantic Properties. Attending were:

Vice-President	Mr. Gary Porter
Secretary	Mr. Clint Flanagan
Member-At-Large	Mr. Art Johnston
Stormwater/CERT Committee Chair	Mr. Lou Lafrenaye
Lee Property Management	Ms Carol Miller

2. The minutes from both 8 Jun and 28 Jun 2006 were presented to the BOD. After review and discussion, the minutes were unanimously approved by the BOD.

3. Treasurer's Report. In Mr. Rossi's absence, Mr. Porter presented the treasurer's report. It was noted that a new certificate of deposit had been purchased by Mr. Rossi. A request was made to ask Mr. Rossi at the next BOD meeting, how the property management fee paid to LPM would be shown on future reports.

4. Old Business.

a. Diffuser. Mr. Porter has asked an electrician for a quote on moving the Lake 2 diffuser to the common area. As of this date, no reply has been received from the electrician. It was also noted that Mr. Frank Grimm needs to be contacted and told that diffuser maintenance is now part of the Lake Management committee duties. Mr. Porter volunteered to contact Mr. Grimm.

b. Scotty's Lawn Service. The latest invoice has all the information requested by the BOD and it has been approved for payment.

c. Tabb Lakes History. The history has been completed by Mr. Porter, but not yet approved by the BOD. Mr. Flanagan will email out the final draft of the history to the board and ask for an electronic approval. When approved, Mr. Flanagan will post to the TLHA web site.

d. Overdue assessments. As of this meeting date, five homeowners still have not paid their assessments, although a couple have made alternate arrangements.

- (1) 317 Bridgewood
- (2) 300 Gardenville (arrangements made to be paid in 6 months)
- (3) 205 Tabb Lakes
- (4) 204 Tiger Run
- (5) 218 Tiger Run (asked to pay by 14 Jul)

e. Open Committee Chairs

(1) Welcome Committee – Still open as of this date.

(2) Newsletter Committee – Shirley Flanagan has volunteered to be the Newsletter editor and committee chair.



(3) Grounds Maintenance – Still open as of this date.

(4) Neighborhood Watch Committee – We have no volunteers in writing, but there may be a successor unknown to us. Mr. Porter will attempt to contact the previous committee chair and inquire about a successor.

f. Covenants Compliance Program

(1) LPM was asked to continue to record trash enclosure, mailbox, and fence violations but not to issue citations for the time being. However, all other violations are to be issued notifications and citations as appropriate.

(2) In the last inspection, 62 homes received violation notifications.

(3) Grandfathered items are an issue of concern. BOD records on these items appear to be incomplete and confusing. Mr. Flanagan will contract Mr. Sharadin, 2000-2003 Covenants Committee Chair and inquire about any further records or corporate knowledge he may have about the grandfathered items. It was noted that grandfather status only applies on the original item for the original owner that filed for the covenant waiver. If any of these conditions change, grandfathered status is automatically rescinded by the TLHA. Mr. Porter is planning to author a newsletter article on the issue of grandfathered status.

5. Committee Reports

a. Stormwater Management Committee

(1) Mr. Lafrenaye told the BOD that York County has been doing a good job of keeping the downflow out of Tabb Lakes clean. He also reported on the status of stormwater CIP projects in York County. Tabb Lakes's project is still currently third on the priority list.

(2) The committee's cleanup of Lake 2 is complete and Lake 1 is in progress. Mr. Lafrenaye also plans to do a study on the trees over the lakes and determine which ones need to be removed before they topple into the lakes.

b. CERT Committee

(1) The handouts for the 22 July 2006 CERT-sponsored generator and chainsaw safety presentations are complete.

(2) The committee is also working on a hurricane preparation checklist for our homeowners' use.

5. New Business.

a. BOD members, on this date, received an email from Chris McNulty, BOD Member-at-Large, formally tendering her resignation effective immediately. The BOD, with regret, accepted Chris' resignation.



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b. Annual Meeting

(1) Recommended meeting date is October 24th or 26th. Mr. Flanagan will electronically poll all the BOD for a final date before the next BOD meeting.

(2) Mr. Flanagan will check on the availability of the Tabb Library conference room for the annual meeting and report back at the next BOD.

(3) It was also decided that each committee would give a short presentation during the annual meeting.

c. Web Newsletter Posting. Our association web site, for various reasons, does not have all the published newsletters posted to it. Mr. Porter will check the association's archives and if any of the historical newsletters are suitable for scanning, will give them to Mr Flanagan for posting to the web site.

6. Next Meeting: Thursday, 10 August 2006, 7:00 p.m., 2<sup>nd</sup> Floor Conference Room, Mid-Atlantic Properties.

7. BOD meeting adjourned at 8:49 p.m.

Respectfully submitted by Clint Flanagan