



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

1. The Tabb Lakes Homes Association Board of Directors meeting convened on 10 Aug 2006 in the parking lot of Mid-Atlantic Properties, since due to a communication failure, no one was available to open the building. Leadership attending were:

President	Mr. Jim Magnotta
Vice-President	Mr. Gary Porter
Secretary	Mr. Clint Flanagan
Member-At-Large	Mr. Art Johnston
Newsletter Committee	Mrs Shirley Flanagan

Additional attendees are listed separately in attachment 1.

2. The minutes from the July 2006 BOD meeting were presented to the BOD. After review and discussion the minutes were unanimously approved by the BOD.

3. Old Business.

a. Lakes

(1) Diffuser. The electrician, contacted by Mr. Porter, still has not returned an estimate to run electrical power to the Lake 1 common area. No resolution at this time.

(2) Also, at this time, the fountain lights on lake 2 are not working due to an electrical short that keeps tripping the main circuit breaker, knocking off power to the pump as well. BOD recommendation is to not fix it at this time.

b. Home Association assessments. Currently, only three homeowners have not paid their annual assessments for 2006. These homeowners are 317 Bridgewood, 300 Gardenville, and 204 Tiger Run. Update: only one homeowner has not paid assessments; 317 Bridge Wood Drive. The homeowner at 300 Gardenville Drive has made a second incremental payment.

c. Annual meeting. Exact location and date are still undecided at this time. Mr. Rossi is working on determining this information. Mr. Magnotta mentioned that 2007 assessments may need to be higher than the consumer price index (CPI) which would require a vote by the general membership. Mr. Rossi will be asked to perform more financial projections prior to the annual meeting so that a determination can be made by the BOD.

d. Historical newsletter postings for the web site. Mr. Porter found four old newsletters of sufficient print quality to scan and place on the association web site. Mr. Flanagan will scan and post to the web site.

4. New Business.

a. BOD reports/issues:

(1) Revision of covenants violations letter. After listening to several homeowners and subsequent BOD discussion, it was decided that the letter needed to have clearer contact instructions and appeal/presentation procedures. Homeowners also suggested that the tone of the letter should be less threatening. Mr. Porter volunteered to modify the violations letter. Update: Suggested rewording was circulated to the BOD on 16 August for comment. No comments yet received.



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

(2) Garbage can shielding and mailbox standards. Mr. Magnotta explained to attendees the intent of the garbage can shielding which is to ensure that unsightly garbage cans cannot be seen from the street which is required under our association covenants. Mr. Porter explained that the BOD does not intend to require the same type of mailbox for each homeowner, but does want to ensure that the mailboxes are kept in good repair and are not unsightly. Our Architectural Review Committee will be asked to provide guidance on both these issues and they will be published in our newsletter and on the web site. Until that time, citations will not be issued for these items.

(3) Coventry Boulevard. The weeds along Coventry Boulevard have grown to a very tall height. Maintenance for Coventry Boulevard is a responsibility of VDOT and Mr. Magnotta took an action item to send a letter to VDOT requesting action.

(4) Lake Maintenance Hurricane Preparation. Our stormwater management committee under Mr. Lou Lafrenaye is well prepared for the approaching hurricane season. However, one homeowner, no address given, is still having problems with the VDOT stormwater ditch. Mr. Magnotta will also address this issue in his letter to VDOT in regards to Coventry Boulevard.

(5) Vacant BOD Member-at-Large Seat. Sharon Keplesky, 932 Tabb Lakes, volunteered to fill the seat vacated by Chris McNulty. The BOD voted unanimously to welcome Sharon to the BOD.

b. Covenants and Lee Property Management (LPM)

(1) Mr. Magnotta began this discussion by explaining why a property management company was brought into TLHA and how the process works.

(2) Grandfathering. The BOD is entertaining the concept of a window for future grandfathering recipients. However, Mr. Magnotta is concerned about this concept and wanted to postpone and discuss at a later date. Mr. Porter suggested that it apply only to residents who had boats/trailers in 2000, when the original grandfather clause went into effect.

(3) Mr. Charles Lee, LPM, gave a talk on how covenant inspections are conducted by his company and also described the processes to notify violators.

c. Committee Reports - Mr. Magnotta took an action item to draft a letter to committee chairs which will set a BOD attendance policy and request a written list of their duties.

(1) Architectural Review Committee - No representation.

(2) Newsletter Editor - A newsletter will go out approximately 28 Aug. An article submission cutoff date was set for 23 Aug. There was discussion on paid and free advertising in the newsletter, but no consensus was reached at this time. It was decided that this edition of the newsletter would not contain any advertising.

(3) Web Site - A report was given detailing web site statistics including:



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

June Web Hits	135
July Web Hits	3,509
1-10 August Web Hits	1,811

Additionally, our site at Tripod was upgraded and now has its own internet domain address which is www.tabblakes.org.

(4) Community Emergency Response Team - No representation

(5) Stormwater Management - No representation

(6) Neighborhood Watch Committee – No current Chairmanship

(7) Welcome Committee - During this meeting, Mr. Bill Hopkins, 400 Bridgewood, volunteered to be the new committee chairperson.

d. Homeowner Issues/Presentations

(1) 204 Tabb Lakes - House was cited for not being painted. Homeowner stated that the house is constructed of cedar and does not require painting because the natural look is preferred. Homeowner was also very upset with the tone of the citation letter and considered it threatening. BOD will re-inspect the house and review the content of the violation notice and make a decision .

(2) 918 Tabb Lakes - Cited for storage shed in back yard not being in accordance with covenants. Homeowner stated that the shed had been approved by the ARC, but could not produce any approval paperwork. BOD will re-inspect and make a decision.

(3) 700 Tabb Lakes - Cited for having a car on property without car tags. Car was covered making it impossible to check for state inspection sticker. Homeowner stated the car now has tags but will stay covered for its protection. Approved by the BOD.

(4) 317 Bridgewood - Cited for unsightly yard and general upkeep. This is the yard with the cement footer that used to have a Tabb Lakes sign on it. Homeowner stated that she would not pay annual assessment or pay any attention to covenant violations until cement footer is removed from her yard. Homeowner believes TLHA is responsible for this action. BOD does not agree. The sign originally belonged to Mr. Buddy Spencer. Mr. Magnotta and Mr. Porter will visit Mr. Spencer to discuss the situation.

(5) 212 Tiger Run - Cited for lack of grass in yard and maintenance on trees and shrubs. Homeowner brought his lawyer with him who stated that the TLHA covenants do not require grass to be planted in a yard. Covenants will be researched and the BOD will re-inspect the property and make a decision.

5. The BOD decided to meet Saturday, 12 August, at 4:00 p.m. and perform a visual inspection of all properties cited for violations during the last covenant inspection. Mr. Porter also mentioned that a new York County law forbids the selling of vehicles in a homeowner's yard.



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

5. Next Meeting: 14 September, 7:00 p.m. at Mid-Atlantic Properties second floor conference room.

6. BOD meeting adjourned at 9:21 p.m.

Respectfully submitted by Clint Flanagan



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

Attachment 1

TLHA BOD Meeting Homeowners Attendance Roster

NAME	ADDRESS	PRESENTATION (Y/N)
Miltner	119 Richard Run	Y
Asby	700 Tabb Lakes	Y
Fukawa	317 Bridgewood Dr.	YN
Hanson	918 Tabb Lakes	Y
Hopkins	400 Bridgewood	Y
Keplesky, Sharon	932 Tabb Lakes	N
McEvily	204 Tabb Lakes Dr	Y
Dunn, Henry	212 Tiger Run	Y