



Tabb Lakes Homes Association
P.O. Box 8088
Yorktown, VA, 23693
<http://www.tabblakes.org>

1. Mr. Porter convened the Tabb Lakes Homes Association Board of Directors meeting at 7:00 PM, March 8, 2007, in the second floor conference of Mid-Atlantic Properties. Personnel in attendance were:

President: Mr. Gary Porter
Secretary: Mr. Art Johnston
Treasurer: Mr. Charles Rossi
Member-At-Large: Mr. Jim Magnotta
Member-At-Large: Mrs. Sharon Keplesky
Newsletter Editor: Mrs. Shirley Flanagan
Website Manager: Mr. Clint Flanagan
CERT / Stormwater Committee Chair: Mr. Lou Lafrenaye
Activities Committee Chair: Mrs. Kris Yancy
Lee Property Management (LPM): Mr. Rob Cox

Homeowners:
Mrs. Derhong Shieh Yeh - 406 Tabb Lakes Drive
Mr. Robert Bittner - 115 Richard Run

2. The minutes from the February 15, 2007 BOD were presented to the BOD for approval. After review, the minutes were unanimously approved by the BOD.

3. Treasurer Report. Mr. Charles Rossi.

a. Mr. Rossi distributed copies of the Tabb Lakes Treasurer's Report to the BOD and briefed the TLHA financial status as of March 6, 2007. The Board determined the report to be in order and approved the report.

b. Preparation of the TLHA Federal and State income tax report is scheduled for March 21 & 22, 2007. Preparation and filing fees are expected to amount to approximately \$250.00.

c. Mr. Rossi intends to purchase a new Certificate of Deposit (amount TBD) to replace a CD that will expire in March 2007. The new CD will also include funds collected from the 2007 TLHA annual assessment.

d. Annual Report: Mr. Rossi prepared and forwarded the TLHA annual report to the Virginia Real Estate Board as required by Virginia Code Section 55-516.1. The filing fee for the report amounted to \$25.00.

- e. TLHA Annual Assessment Fee Status:
- Not Paid: 30 (delinquent homeowners received 1st letter of lateness)
 - Late Fee Only: 03

f. General Discussion: Mr. Porter recommended that the BOD contact the homeowners that had not yet paid their annual assessments, determine their status, and report back at the next BOD meeting. Mr. Porter asked Mr. Rossi to develop and provide him a list that identifies homeowners that haven't paid their annual assessment to include contact info with amount owed, and he would portion out homeowners to BOD members to contact. The results will be discussed at the next BOD meeting at which time the BOD will decide courses of action to resolve remaining delinquent homeowner assessment payments.

4. Committee Chair Reports.

a. Activities Committee. Chair: Mrs. Yancy

(1) Tabb Lakes Garage Sale is set for Saturday, 28 April, 8am to 1pm.

(2) Mrs. Yancy requested that the BOD approve a \$500.00 budget line for the remainder of calendar year 2007. The TLHA treasurer, Mr. Rossi, informed the BOD that the TLHA budget could absorb this new budget line. The BOD approved the request.

(3) Mrs. Yancy submitted a detailed two page report (Enclosure 2) that outlines the Tabb Lakes neighborhood activities for calendar year 2007 and other local social events. She also stated that she has been in contact with eight Tabb Lakes resident's that have expressed interest in volunteering to help make these neighborhood activities a successful reality.

b. Architectural Review Committee (ARC). Chair: Mrs. Christel Doucette (Absent)

c. Grounds Maintenance. Vacant

d. Lake Management. Vacant. Update on March 7, Meeting.

(1) Mr. Porter reported that he has been in contact with five residents that have expressed a desire to volunteer for the Lake Management committee. He met with 3 of these residents at his home on March 7, 2007. He will host another meeting on April 5, 2007 and back brief the BOD on the status of these Lake Management meetings.

(2) Mr. Flanagan informed the BOD that the Lake #1 aerators are not working. Mr. Porter said he would investigate and call VLM if necessary.

e. Neighborhood Watch. Vacant

f. Newsletter Editor. Chair: Mrs. Shirley Flanagan

(1) Status of new newsletter printer search. Mrs. Flanagan reported that she was able to obtain six quotes from commercial printing companies. Printing, postage and fees associated with this issue of the TLHA newsletter amounted to \$450.00. Mrs.

Flanagan stated that she would need an increase of \$900.00 in the Newsletter budget for calendar year 2007 due to the increased newsletter frequency and increased costs. Mr. Porter asked Mr. Rossi to assess the impact on the overall TLHA budget and report status at the next BOD meeting.

(2) Mrs. Flanagan reported that a number of Tabb Lakes residents have volunteered to join the Newsletter committee. Mr. Porter recommended that she contact the volunteers and develop some recommendations and that the Newsletter Editor may not need a committee, however he submitted that the volunteers could become a column editor for a repeating column etc. Mrs. Flanagan commented that adding more personal articles / columns would reduce space for business articles, increase the size and subsequent cost for an already costly publication.

(3) General Discussion. A discussion concerning an assessment of the implications, cost effectiveness etc. of an "on-line / website / e-mail" newsletter in lieu of a hard copy mailing (resident option) was entertained by the BOD without decision. However, the BOD considered this proposed course of action to have merit to warrant further discussion.

g. Stormwater Management. Chair: Mr. Lou Lafrenaye

(1) Mr. Lafrenaye submitted a TLHA Newsletter article that provided an update on York County drainage improvements to Tabb Lakes' retention ponds.

(2) Mr. Lafrenaye volunteered to lead Tabb Lakes' residents on an orientation tour of the Tabb Lakes drainage / stormwater management system.

h. Community Emergency Response Team (CERT). Chair: Mr. Lou Lafrenaye

(1) Four Tabb Lakes residents volunteered to join the CERT Committee. Mr. Lafrenaye plans on contacting them.

(2) Six TLHA CERT committee members attended the Ford's Colony sponsored CERT forum on March 3, 2007. TLHA CERT set-up a display table and provided a handout on the TLHA CERT program and lessons learned for 2006. About 50 people attended the event.

(3) Disaster volunteer day is scheduled for July 14, 2007 in Hampton. This event is sponsored by the regional coordinator for VDEM. they have speakers that will discuss everything from hurricane preparation, VDOT evacuation plans, pandemic flu, etc. They sent out a message asking for input, including asking if organizations want to set-up display tables. Discussions are ongoing with Ford's Colony about the possibility of setting up a joint neighborhood preparation display table. No decisions have been yet made.

(4) Mr. Lafrenaye submitted a news article for the TLHA Newsletter that addresses the newest National Oceanic and Atmospheric Administration (NOAA) "all hazards" weather radios.

(5) The CERT committee was successful in obtaining permission to sign for an Automated External Defibrillator (AED) from the York County Fire and Life Safety (YC FLS) prior to a major weather event. The intent is to have an AED on site in the event that our area is isolated due to a major hurricane or other catastrophic event. We will be providing FLS POC with a list of CPR/AED trained personnel who would be authorized to sign for the AED. We plan to discuss procedures and the list at the next CERT committee meeting.

(6) The next CERT committee meeting is scheduled for March 22, 2007, 7:30 PM at the Tabb Library conference room.

i. Website Editor. Chair: Mr. Clint Flanagan. Mr. Flanagan distributed a TLHA Community E-mail Network page that he developed for the BOD to review. The page would be added to the Tabb Lakes website menu page. The purpose of the TLHA Community Network page is to electronically deliver important news and notices and allows for an optional electronic newsletter delivery.

j. Welcome Committee. Chair: Mr. Bill Hopkins. Status of the welcome packet. (absent) No report.

5. Old Business

a. Status of movement of the Lake #2 Diffuser. Action: Mrs. Sharon Keplesky. Status: Not complete.

b. Final review of proposed TLHA landscaping regulations. Action Officer: All BOD. The Board discussed the current version of the landscaping regulation. The BOD recommended the driveway improvement rules be removed from the proposed regulations due to ambiguity concerning property ownership of the easement and whether TLHA has authority to regulate the easement. Mr. Porter said he would remove the driveway improvement rule and forward the modified version of the landscaping regulation to the BOD for review and subsequent approval at the next BOD meeting. Mr. Porter added that the contractor signage issue is a Covenant issue that must be addressed at the Tabb Lakes annual meeting. A 75% majority vote is required to change the existing Covenants. Status: Not complete.

c. Status of grandfather list audit. Action: Mr. Gary Porter. A number of follow-ups remain. Status: Not complete.

d. Overgrowth at North end of Lake #2. Action: Mr. Porter. The BOD decided that some good thinning of vegetation around the fishing pier (between lake #1 & 2) is in order and the BOD would take this on as a self help community project when the weather cooperates. Status: Not complete.

e. Status of disclosure packet lawyer review. Action Officer: Mr. Porter asked LPM to modify the TLHA Disclosure Packet to comply with our lawyer's recommendations. Status: Not Complete

f. Repair of Magruder Blvd floodlights. Action: Mr. Bill Hopkins Status: Not complete.

g. Results of legal review of 317 Bridge Wood Drive.

(1) Mr. Porter produced a document he received from Miller, Walsh & Kurtz, PLLC, Attorneys at Law. The document contained the response to the inquiry made by the TLHA BOD concerning the Association's legal position concerning its proposed course of action to resolve an existing controversy with the owners of lot 283, Tabb Lakes, Section Three-B, more commonly known as 317 Bridge Wood Drive.

(2) Mr. Porter informed the BOD that he had read the report. This being the first time the BOD had been informed of this development, Mr. Porter proceeded to read pertinent areas of the document aloud to the BOD that he deemed would be necessary for the BOD to have knowledge of the contents before decisions could be rendered based on recommendations contained in the report. Mr. Porter proceeded to read excerpts of the document to the BOD. Based on this legal opinion and follow-on BOD discussion, motions were introduced and approved by the BOD that resulted in the following decisions:

(a) The Board adopted the provisions contained in the Virginia Property Owners Association Act (§§55-508, *et seq.*), specifically §55-513 - Adoption and Enforcement of Rules. This statute allows the Board of Directors to assess charges against any member for any violation of the declaration or rules and regulations, such charges not to exceed fifty dollars (\$50.00) for a single offense or ten dollars (\$10.00) per day for any offense of a continuing nature for a period up to 90 days.

(b) The Board will notify Mr. and Mrs. Thomas K. Fukawa, the property owners of 317 Bridge Wood Drive, by certified letter, that based upon the written opinion of the Association's legal counsel, the Association has no legal requirement to remove the foundation, and that it will not do so; demand from the owner(s) full payment of all outstanding assessments; demand the owner(s) correct all outstanding inspection violations, to include covering over the exposed foundation and replanting grass or other suitable vegetation; set a deadline of payment of all outstanding assessments and correction of the existing violations. If full payment is not made and the necessary corrective action taken by such deadline, the owner(s) will be assessed a fine of \$10.00 per day for up to 90 days and a lien placed on their property against any unpaid assessments/fines. The BOD met again at Mrs. Keplesky's home on Saturday, March 17, 2007, to approve the language in the proposed certified letter.

6. LPM Report and BOD Decisions. Mr. Cox distributed the TLHA, LRE Covenants Compliance Program, Inspections Status Report, Inspection 2007-03-1: March 2, 2007 (updated 3/8/07), for review by the Board (Enclosure 3).

Property	Violation	BOD Decision
317 Bridge Wood Dr.	Yard Pit / Mold	Certified letter. See paragraph 5g(b). Action: Mr. Porter

103 Naurene Ct.	Paint Trim / Repair Gutters	Repairs underway; contractor on site as of 3/8/07. LPM to re-check during next follow-up inspection.
806 Tabb Lakes Drive	unkept yard	Sent certified letter notifying the homeowner that beginning March 1, 2007, the homeowner is required to pay a fine of \$10.000 per day for a period not to exceed 90 days or until notification that subject violation(s) have been corrected and re-inspected. Update: Based on a request from the homeowner, Mr. Cox (LPM) and Mr. Porter met with Mr. Chang, the homeowner. The purpose of the visit was to ensure Mr. Chang was cognizant of the many deficiencies in his yard. Mr. Chang was invited to present a detailed plan for correcting the deficiencies at the next BOD meeting scheduled for April 12, 2007.
212 Tiger Run	no grass, trim shrubs	Hold in abeyance until the TLHA proposed landscaping regulations are approved.
100 Leslie Lane	Mold	Certified letter by the end of February 2007 inviting homeowner to appear before the March 8, 2007 BOD hearing.
406 Tabb Lakes Drive	Mold	See paragraph 7. Homeowner Issues / Hearings.
107 Richard Run	Trash can in front drive	A certified letter was inadvertently sent to the homeowner by LPM without approval of the BOD. The BOD decided to recall the certified letter and apologize to the homeowner on behalf of the TLHA. Action: Mr. Porter
115 Richard Run	Trash can in front drive	See paragraph. 7. Homeowner Issues / Hearings.

7. Homeowners Issues / Hearings.

a. 406 Tabb Lakes Drive. The homeowner, Mrs. Derhong Shieh Yeh, was present at the March 8, 2007 Board meeting. LPM noted the violation was almost entirely corrected. Decision: LPM to re-check status during next follow-up inspection.

b. 115 Richard Run. A certified letter was inadvertently sent to Mr. Robert Bittner, the homeowner, by LPM without approval of the BOD. Mr. Robert Bittner, was present at the March 8, 2007 Board meeting. Mr. Bittner proceeded to address the TLHA covenant concerning trash can enclosures citing obvious ambiguity in the current verbiage such as what is an appropriate enclosure and what trash cans are referred to. Mr. Porter informed Mr. Bittner that we just started looking at the trash can violations in February and that the BOD had not authorized LPM to send certified letters to homeowners who had violated this covenant rule and apologized on behalf of the TLHA for the oversight. Mr. Porter also informed Mr. Bittner that the BOD was drafting new guidelines and proceeded to read them to Mr. Bittner. Mr. Porter asked Mr. Bittner to forward any concerns or recommendations to the Board for review and consideration.

8. New Business. New Volunteers List. Mr. Porter asked each committee chair to contact each new volunteer on the list and determine how these volunteers can assist.

9. Resignation of TLHA Board Member. After the Board vote to adopt the provisions contained in the Virginia Property Owners Association Act, discussed previously, Mr. James Magnotta informed the Board that he was resigning from his position as a Board Member-At- Large. Update: In the days following the BOD meeting, Mr. Magnotta requested that his verbal resignation be withdrawn and that he resume his post. The BOD met on March 17, 2007 at the home of Mrs. Keplesky and, after discussion, concluded that since Mr. Magnotta's verbal resignation had not been formalized in writing, it was without effect and that Mr. Magnotta could remain on the Board.

10. The Board agreed to convene the next TLHA meeting on April 12, 2007, in the Mid Atlantic 2nd floor conference room.

11. The meeting adjourned at 9:10 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. Activities Committee Report

Attachment 1

Proposed TLHA BOD Agenda for 8 Mar 07

1. Convene Meeting @ 7pm
2. Review/Approve minutes of last board meeting
3. Treasurer's Report
 - Status of assessments payments
4. Committee Reports
 - Activities Committee
 - Preparations for Annual Community Garage Sale
 - Proposed Activities Committee budget
 - Architectural Review
 - USPS mailbox placement standards?
 - Status of digitized ARC database
 - Ground Maintenance (Vacant)
 - Lake Management (Vacant)
 - Update on 7 March meeting
 - Neighborhood Watch (Vacant)
 - Newsletter Editor
 - Status of new newsletter printer search
 - Status of newsletter articles for 12 March deadline
 - Stormwater Management
 - CERT
 - Website Editor
 - Welcome Committee
 - Status of Welcome Packet
5. Old Business
 - Status of Diffuser movement estimate (Keplesky)
 - Final review of proposed landscaping regulations (All)
 - Status of Grandfather List audit (Porter)
 - Status of lake overgrowth issue (Porter)
 - Status of disclosure packet improvements (LPM)
 - Repair of Magruder Blvd floodlights (Bill Hopkins)
 - Results of legal review of 317 Bridge Wood situation
6. LPM Report
7. Homeowners Issues / Hearings
8. New business:
 - New Volunteers List
9. Set next meeting date/time/location
10. Adjourn @ 9pm

Attachment 2
Tabb Lakes HOA Activities Report
March 8, 2007

- I have contacted 8 people who are interested in serving on the activities committee. We will be getting together to come up with additional ideas for activities for our neighborhood!
- The proposed neighborhood activities are as follows:
 - April 18th (Wednesday) – Tabb Lakes Super Supper’s night out 6-8pm (no kids). Must advertise on the website and in the newsletter to solicit rsvps. Twenty people is the maximum and we can schedule another Tabb Lakes Super Suppers night if the feedback is overwhelming. I would still like a mass social email list generated by the website for those who are interested in the latest activities since the newsletter only comes out quarterly.
 - May 12th (Saturday), 5pm - 7pm Walk the Block. Grab a favorite beverage and walk around the block and meet your neighbors who are out walking as well!
 - May 28th (Monday) - Memorial Day kid’s parade and BBQ 5-7pm – block off Leslie Lane – kids may decorate their bikes, wagons march along etc and we’ll have a parade and BBQ. Would be nice to provide hamburgers/ hotdogs and drinks and everyone can bring a side
 - June 13th (Wednesday) 6pm (and a few other evenings throughout the summer if well received) – Port Warwick’s Summer Sounds Concert Series
 - July 12th (Thursday - and other nights if well received) – Wine tasting at Mediks Market – City Center
 - Aug 3rd & Sept 7th First Friday social. Bring an appetizer to share and bring the kids. Soft drinks and paper supplies will be provided. Have it in a cul-de-sac or at someone’s house in case of inclement weather
 - Oct 27th (Saturday) 3-5pm Halloween party, costume prizes will be given. Bring an appetizer to share. Soft drinks and paper supplies provided by the HOA – location?
 - Dec. 8th (Saturday) 10am-12pm Holiday Party (get the gym at the YMCA -other thoughts)? We will provide Santa and gift bags. Ask kids to bring a gift for the needy (we will designate a charity beforehand).
 - Various monthly activities: *Every Thursday from 5:30pm-8pm - PFAC Arts Café at the Peninsula Fine Arts Museum – Free live music and entertainment. *Every Wednesday May 23rd – October 24th 6pm Port Warwick’s Summer Sounds Concert Series in Styron Square. *Various weeknights, wine tasting at Mediks. *Tides games April-August
- Dates of note to be put into the newsletter and on website:
 - May 2nd, 5pm-9pm - Fiesta by the Fountain City Center Fountain Plaza. Free admission, music, free games and crafts for the kids
 - May 4th 6pm-9pm & May 5th 10am-5pm – 2007 Jamestown Event with the 18th Newport News Children’s Festival of Friends. Downtown Newport News (Victory Landing Park, Superblock park) Activities for the whole family - Free admission and parking

- May 25th 7:30pm Virginia Symphony Brass Ensemble Concert – Riverwalk Landing, Yorktown. Free
 - May 25th-28th Memorial Day Weekend Celebration. Riverwalk Landing, Yorktown. Daily entertainment, evening concerts, and children’s activities. Free
 - May 26th , 7pm-9pm - Virginia Symphony Concert, City Center Fountain Plaza. Free admission
 - May 26th, 8:45pm “Movie night on the Green” featuring Grease Riverwalk Landing, Yorktown. Pre-movie entertainment starts at 8pm. Bring blankets, chairs and a picnic basket. Free
 - Fridays June 1-29th – 6:30pm – 9:30pm “Shagging on the Riverwalk” Beach Music Series. Lawn chairs and blankets are welcome
- I ask that an activities budget line item of \$500 be added for the rest of 2007 (through September). I am doing as many free activities as possible to close out the year, but to get this community jump started and interested, we need to have basics (plates, cups, napkins, juice boxes and sodas/water) provided at First Fridays and dogs and bugers (as well as the above mentioned items) at the Memorial day celebration.
- The neighborhood garage sale will take place April 28th. Bill Fountain from the Greenlands and I have been in contact about the ad that we will run together. It is the same as last year’s.

Saturday, April 28th, 8am to 1pm
The Greenlands & Tabb Lakes
Two adjoining neighborhoods having
Community Wide Yard Sales!!!

Entrances to Tabb Lakes: Tabb Lakes Dr off 134 or Bridge Wood Dr off Mid Atlantic Pl (formerly Hundley) off Route 17. Entrance to The Greenlands: Long Green Blvd off 134 between the YMCA & the Tabb Library.

Respectfully submitted – Kris Yancy