



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, April 12, 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
Activities Committee Chair: Mrs. Kris Yancy
Lee Property Management: Mr. Rob Cox

Homeowners:
Mr. Bob Spell - 103 Shallow Lagoon
Mr. Chang - 806 Tabb Lakes Drive
Mr. Frank Robinson - 936 Tabb Lakes Drive

2. The minutes from the March 8, 2007 BOD meeting 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 April 11, 2007. The Board determined the report to be in order and approved the report.

b. Fees for preparation of the TLHA Federal and State income tax report amounted to \$270.00.

c. Mr. Rossi purchased another Certificate of Deposit in the amount of \$22,300. The CD was purchased using \$50.00 of each 2007 Annual Homeowner's Assessment.

d. Status of Annual Assessment Payments:
- Total in arrears: 9
- Full Payment plus late fee: 6
- Late fee only: 3

Discussion.

- The BOD will continue to try and contact the homeowners that have not paid their TLHA annual assessments. The BOD directed that Mr. Rossi send letters of lateness to homeowners that have not paid their assessments / late fees.

- 317 Bridge Wood Drive, property owner: Mr. and Mrs. Thomas K. and Sheila Fukawa. The BOD agreed to pursue further action to resolve the homeowner's failure to pay TLHA annual assessments (2006 and 2007) and failure to correct property violations IAW TLHA Covenants, Conditions and Restrictions as noted in inspection reports rendered by Lee Property Management. Mr. Porter informed the BOD that he would draft the letter notifying the homeowner at 317 Bridge Wood Drive that TLHA would seek legal resolution if the outstanding annual assessments were not paid and the BOD would vote on a motion to assess a \$10.00 per day fine for each continuing violation of the Tabb Lakes Covenants, Conditions and Restrictions. The letter will also invite the homeowners to the next TLHA BOD meeting on May 10, 2007, to be heard and have a lawyer present to represent the property owner's interest.

- Mr. Johnston, Secretary, TLHA, asked the BOD if he could contact the Fukawa's out of neighborly courtesy to discuss the matter and try to come to some sort of agreement. The BOD agreed to allow Mr. Johnston until April 18, 2007 to attempt this approach.

Update (post meeting): Mr. Johnston contacted Mrs. Fukawa on several occasions by phone to no avail. On April 17, 2007, Mr. Johnston visited the home of Mrs. Fukawa at which time he was informed by Mrs. Fukawa that her lawyer advised her not to discuss the matter with anyone and that if he didn't leave the property, she would call 911. That same evening, Mr. Johnston informed the TLHA BOD via e-mail that his efforts had been unsuccessful. Upon receiving this notification, on 23 April Mr. Porter mailed certified letters to each of the two Fukawa addresses advising them of the board's intended action.

4. Committee Chair Reports.

a. Activities Committee. Chair: Mrs. Yancy

(1) Garage Sale is on track for April 28, 2007. Mr. Rossi will post event notification signs the Saturday before the event.

(2) Mrs. Yancy reported she had a committee meeting at her home during the month of March. Three of the eight residents that expressed interest in volunteering were present for the meeting. Great new ideas were discussed for further consideration / BOD action. She added her thanks to those that are willing to help.

(3) The Super Suppers night out scheduled for April 17, 2007 is cancelled. Only two people signed up for this event. A minimum of ten people must be in attendance. Ten people have signed up for the Super Suppers night out scheduled for April 25, 2007.

b. Architectural Review Committee (ARC). Chair: Mrs. Christel Doucette (Absent). Status of digitized ARC database. No report

c. Grounds Maintenance. Chair: Vacant

d. Lake Management. Chair: Vacant

(1) Update on efforts to reform the committee. Mr. Porter introduced Mr. Frank Robinson as the interim Lake Management Committee Chairman. Mr. Porter also reported that he had conducted a meeting at his home with five lakefront residents that have expressed a desire to volunteer for the Lake Management committee; Mr. Dan Rawlings, Mr. Dan Hanson, Mr. Curtis Leppa, Mr. John Wiggington and Mr. Frank Robinson. At the moment, all the volunteers live on Lake #2. Mr. Porter hopes still to find 1-2 volunteers who live on Lake #1.

(2) Update on Lake #1 diffuser outage. Mr. Porter contacted Virginia Lake Management (VLM) and informed them that the Lake #1 diffusers were inoperative. VLM responded and performed the required maintenance for a cost of approximately \$300.00 (cleaned the diffuser system filters).

(3) Proposed VLM diffuser maintenance contract. Mr. Porter also received a proposal from VLM for a \$1000.00 per year annual diffuser maintenance contract. Mr. Porter recommended that the Lake Management Committee meet to discuss assumption of diffuser maintenance responsibilities by the Lake Management Committee. Mr. Porter will call VLM to set up an appointment to introduce the TLHA Interim Lake Management Chair, Mr. Frank Robinson, and to discuss contract specifications.

e. Neighborhood Watch. Chair: Vacant

f. Newsletter Editor. Chair: Mrs. Shirley Flanagan. (Absent)

g. Stormwater Management. Chair: Mr. Lou Lafrenaye (Absent; submitted written report). Offer still stands to take Mr. Porter (TLHA President) and Mr. Otto (TLHA Vice President) on a tour of the neighborhood to show drainage issues and where improvements will be made. Best day for this is Saturday morning.

h. Community Emergency Response Team (CERT). Chair: Mr. Lou Lafrenaye (Absent; submitted written report)

(1) Points of interest from the CERT committee conducted on March 22, 2007:

(a) Planning is underway to conduct the annual neighborhood safety training event on Saturday, September 8, 2007 (10:00 to 11:30) with an alternate rain day of September 15, 2007. Training topics include Red Cross training, home safety and first aid, fire safety, ambulance display, hurricane preparedness info, and possibly have the "Hazard House" on site for training. More detailed information will be presented at the next BOD meeting. Coordination with the York County Fire Department is underway.

The York - Poquoson Red Cross Director has already agreed to support the event. A committee member who lives on Adele CT proposed that the Adele CT cul-de-sac could be used as the site for this training event. The committee will check with the seven homeowners of Adele CT to determine if this option is available (two residents are CERT committee members). Adele CT is considered a more traffic friendly site than the current location; on Bridge Wood Drive between the lakes. Dates have also been coordinated with Mrs. Yancy, Activities Committee Chair, so as not to conflict with other planned TLHA activities.

(b) The committee agreed to set up a neighborhood display at the upcoming Disaster Volunteer Day (July 14). Mr. Lafrenaye will meet with a Virginia Department of Emergency Management Representative on April 12th to discuss.

(c) The committee is developing a welcome packet with emergency preparation information that will be included in the Tabb Lakes welcome packet. Currently working on a standard list of information.

(d) Ms Betsy Krussel (TLHA CERT Committee Member) is a Red Cross instructor. She offered to conduct a CPR / AED class if she can get enough people. There are only two people interested at this time. If anyone else is interested, contact Mr. Lafrenaye.

(e) The committee plans to conduct a table top exercise at Mr. Lafrenaye's home on a Saturday in July (TBD). The exercise is under development and will be discussed at the next BOD meeting, May 10, 2007.

(2) Mr. Lafrenaye reviewed Tabb Lakes liability insurance and had some questions. He requested the BOD's permission to contact the TLHA insurance representative directly and ask specific questions relating to coverage and how that applies to emergency response representatives. Mr. Rossi proposed that if the BOD approves this request that Mr. Lafrenaye also inquire about other committee member / board member coverage (et al) volunteers in general. The BOD approved Mr. Lafrenaye's request with the understanding that he ask about the other member / volunteer coverage.

i. Website Editor. Chair: Mr. Clint Flanagan. (Absent; submitted written report)

(1) 14 homeowners signed up for the E-News community delivery to date; 12 of these homeowners also requested digital newsletter delivery.

(2) The TLHA website had 3,471 direct hits in March; the highest number of hits so far.

j. Welcome Committee. Chair: Mr. Bill Hopkins. Status of the welcome packet. (Absent) No report. Mr. Porter plans on contacting Mr. Hopkins to determine the status of this committee.

5. Old Business

a. Status of movement of the Lake #2 Diffuser. Action: Mrs. Sharon Keplesky.

(1) Mrs. Keplesky informed the BOD that Virginia Lake Management (VLM) submitted an updated proposal for moving the location of the aeration pump/motor from its current location to the end of Lake #2. It does not include the cost to install a new power junction box and pole, which would need to be accomplished by Dominion Virginia Power. VLM estimates the cost to be between \$1500 & \$3000. This would put the final cost in the range of \$8000 & \$9500.

(2) Mrs. Keplesky presented convincing reasons why the aeration system on Lake #2 should remain in its current location and proposed that the BOD motion to leave the diffuser in place provided the TLHA continue to maintain the fountains on both lakes in order to mask the diffuser motor noise. It should be noted that Mr. Porter had submitted a complaint to the BOD about the diffuser compressor motor noise not long after the diffuser system was installed. However, Mr. Porter said he would research to determine if other residents had complained about the diffuser noise and retract his request to have the pump relocated provided there were no other complaints, TLHA would agree to maintain the fountains as long as the diffuser system remained operational and that he would be able to turn off the diffuser pump when he was entertaining guests etc. The BOD agreed to consider his proposal and discuss at the next BOD meeting.

b. Final review of proposed TLHA landscaping regulations. Action: All BOD. The Board discussed the current version of the proposed landscaping regulation. The BOD voted on and approved a motion to post the proposed regulations on the TLHA website for 30 days to allow homeowners to review and comment. The landscaping regulations and homeowner comments will be discussed at the next BOD meeting. Status: Not complete.

c. Status of grandfather list. Action: Mr. Gary Porter. Mr. Porter will update the Grandfather list with the new updates and forward to BOD for review. Status: Not complete.

d. Overgrowth at North end of Lake #2. Action: Mr. Porter. The BOD agreed to meet on Saturday, April 14, 2007, to thin vegetation around the fishing pier (between lake #1 & 2). Status: Complete

e. Status of disclosure packet lawyer review. Action: Mr. Porter asked LPM to modify the lawyer specifications. Status: Not Complete

f. Repair of Magruder Blvd floodlights. Action: Mr. Hopkins. (Absent) Status: Not complete.

g. Status of 317 Bridge Wood. Action: BOD (see paragraph 3. d. this report)

6. LPM Report and BOD Decisions. Mr. Cox distributed the TLHA, LRE Covenants Compliance Program, Inspections Status Report, Inspection 2007-04-1: April 5, 2007,

for review by the Board (Enclosure 2). Ten new violations were cited. Old citations being monitored are:

Property	Violation	BOD Decision
317 Bridge Wood Dr.	Mold	See paragraph 3.d.
806 Tabb Lakes Drive	unkept yard	See paragraph 5.b.
212 Tiger Run	no grass, trim shrubs	Hold in abeyance until the TLHA proposed landscaping regulations are approved.

7. Homeowners Issues / Hearings.

a. Grandfathering Issue -103 Shallow Lagoon. Mr. Bob Spell, homeowner, presented his case concerning a violation notice he received concerning a utility trailer that he was storing on his property. He informed the board that he submitted a request to the TLHA in 2000 requesting the utility trailer in question and three boats be approved under the Grandfather clause. Mr. Porter was able to locate Mr. Spell's Grandfather request form in the TLHA archives and verified the utility trailer was identified in Mr. Spell's 2000 request. Mr. Porter explained to Mr. Spell that the utility trailer would not otherwise be allowed to be stored on the property if it were not Grandfathered. Under the circumstances, the BOD voted to allow Mr. Spell to store his utility trailer on his property and to add the trailer to the Grandfather list.

b. Lawn Repair Plan - 806 Tabb Lakes Drive. Mr. Chang, homeowner, presented his plan to the BOD to improve the condition of his yard landscaping and window blinds. Mr. Chang explained that he was in the process of making many improvements both inside and outside the home. Mr. Porter asked if there was a timeline to accomplish the improvements. Mr. Chang informed the BOD that he would have the window blinds fixed this weekend and the rock pile moved to the back yard (not visible from the street). He also stated the remainder of the landscaping would take some time. The BOD accepted the plan and directed LPM to re-inspect the property during the next regularly scheduled inspection.

8. New Business.

a. Street Lighting. Mr. Porter received an e-mail from Tabb Lakes resident that the street light vicinity of 500 Bridge Wood Drive was shorting out. Mr. Porter recommended that we determine who is responsible to maintain our street lighting system. Mr. Rossi said he would research his files / contact the County etc. and report his findings to the BOD at the next meeting.

b. TLHA Reserve Study. TLHA has until July 2007 to prepare this document IAW the Virginia Property Owners Association Act (VPOAA). Mr. Porter asked Mr. Magnotta to research, contact local firms to obtain preparation quotes and report findings at the next BOD meeting.

c. York County Community Homeowner's Associations Meeting. Mr. Porter plans on attending this meeting. Mr. Porter intends to address lake / drainage maintenance responsibilities and related issues.

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

10. The meeting adjourned at 9:36 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report