



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, May 10, 2007, in the second floor conference of Mid-Atlantic Properties. Personnel in attendance were:

President: Mr. Gary Porter
Secretary: Mr. Art Johnston
Member-At-Large: Mr. Jim Magnotta
Member-At-Large: Mrs. Sharon Keplesky
Activities Committee Chair: Mrs. Kris Yancy
Lake Management Committee: Mr. John Wigginton (representing Mr. Frank Robinson, Interim Chair)
Newsletter Editor: Mrs. Shirley Flanagan
CERT / Stormwater Management Committee Chair: Mr. Lou Lafrenaye
Website Editor: Mr. Clint Flanagan
Lee Property Management: Mr. Charles Lee & Mr. Rob Cox

Homeowners:

Mr. Phil Hess
Mrs. Sheila Fukawa, 317 Bridge Wood Drive (dropped off letter to the BOD and departed)

2. Review/Approve minutes of last BOD meeting.

a. The minutes from the April 12, 2007 BOD meeting were presented to the BOD for approval. After review, the minutes were unanimously approved by the BOD.

b. Mr. Porter addressed a comment that Ms. Shirley Flanagan made concerning inclusion of post BOD meeting updates to the previous BOD minutes. After discussion, the BOD agreed that after the fact additions / updates were acceptable however, the update must stand out and/or would require an attached addendum.

3. Treasurer Report. Mr. Charles Rossi (Absent).

a. Mr. Porter represented Mr. Charles Rossi in his absence. Mr. Porter distributed copies of the Tabb Lakes Treasurer's Report to the BOD and briefed the TLHA financial status as of May 9, 2007. The Board determined the report to be in order and approved the report.

b. Mr. Jim Magnotta asked Mr. Porter why the year to date income had decreased and why we incurred a penalty as a result of cashing out a CD. Mr. Porter said he didn't

know the answers to his questions however he would request that Mr. Rossi address the questions in an e-mail to the BOD or at the next BOD meeting.

c. Status of Annual Assessment Payments: Total in arrears: 2 (assessment plus late fee)

d. Discussion.

(1) The BOD discussed courses of action available to the BOD in order to resolve unpaid assessments.

(2) Mr. Magnotta recommended that a certified letter be sent to the property owner(s) of 204 Tiger Run notifying the homeowner of the BOD's determination to seek legal action in the form of filing a lien against the homeowner's property should the assessment, plus late fees, not be paid by the next BOD meeting. The BOD agreed and Mr. Porter said he would develop and send the letter to the property owner(s) of 204 Tiger Run.

(3) The homeowner of 317 Bridge Wood Drive, Mrs. Sheila Fukawa, appeared before the BOD just long enough to drop off a letter she had written that responded to the recent certified letter she received notifying Mr. and Mrs. Fukawa that the BOD would seek legal resolution to resolve the outstanding annual assessment situation should the outstanding assessments go unpaid and the BOD's intent to 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 also invited the homeowners to the May 10, 2007 BOD meeting, to be heard and have a lawyer present to represent the homeowner's interests. Mr. Porter read aloud the letter to the BOD that Mrs. Fukawa had written. The letter addressed the property covenant violations (mold & ditch in front yard) to the BOD's satisfaction however, the annual assessments were not addressed. Mr. Porter recommend that a certified letter be sent to Mr. and Mrs. Fukawa notifying the homeowners the BOD had decided to seek legal resolution concerning the unpaid assessments via filing a lien against the property at 317 Bridge Wood Drive.

(4) Mr. Porter recommended that TLHA BOD members visit the County Circuit Court to learn the process on how to file a lien. Mr. Magnotta read the provisions from the VPOAA concerning BOD responsibilities concerning filing of liens.

4. Committee Chair Reports.

a. Activities Committee. Chair: Mrs. Yancy

(1) The Super Suppers night out on April 25th was a success. 14 people attended and everyone had a good time! Thanks to all who participated! Mr. Porter asked Mrs. Yancy to write an article for inclusion into the next TLHA newsletter concerning the success of the Super Supper.

(2) Walk the block is scheduled for Saturday the 12th from 5pm-7pm. Mr. Porter requested Mr. Flanagan add this event to the TLHA website banner.

(3) The social committee is planning a meeting at Starbucks next Monday the 14th. Plans for the Memorial Day kid's parade and future activities are the topics of discussion.

(4) Mrs. Yancy is looking into price quotes for a Tabb Lakes community sign. She is coordinating with The Sign Shop on Blue Crab Road who did the Greenland's sign. She believes the quote will come in around \$1000.00 and will include installation and a 150 count letter package. This will allow us to advertise activities, including board meetings, in order to provide more information to the people in our neighborhood. The BOD discussed some proposed locations to locate the signs around the neighborhood. Mr. Porter requested Mrs. Yancy pursue an estimate for a large sign.

b. Architectural Review Committee (ARC). Chair: Mrs. Christel Doucette (Absent). Status of digitized ARC database. No report. Mr. Johnston commented that information of the ARC Request Form, resident on the TLHA website, requires updating. Mr. Porter said he would notify Mrs. Doucette to update the form.

c. Grounds Maintenance. Chair: Vacant

d. Lake Management. Interim Chair: Mr. Frank Robinson (Absent)

(1) Mr. Porter discussed the meeting he and Mr. Robinson had with VLM to discuss the maintenance contract. The following comments about this meeting were presented:

(a) What so they do? inspect the lake twice a month

(b) Does VLM provide reports of actions taken during the inspections? No. VLM was requested to provide a report to Mr. Porter each time they inspect the lakes.

(c) Do existing fountains contribute to lake aeration? Yes, to a small degree.

(d) Mr. Porter commented that VLM's inspection report had not been received and was late. He said he will call VLM and determine the status of the report.

e. Neighborhood Watch. Chair: Vacant

f. Newsletter Editor. Chair: Mrs. Shirley Flanagan.

(1) The next TLHA newsletter is scheduled to be published on July 2, 2007.

(2) NLT dates for submission for of news articles is June 18, 2007.

(3) Mr. Porter reminded the BOD to write some articles.

g. Stormwater Management. Chair: Mr. Lou Lafrenaye

(1) On 29 April, Country Crews removed a large wooden "stand / platform" that was in the ditch on the far side of our lake 1 outflow pipe. A picture of the stand, taken by crew, was sent to all board members.

(2) Mr. Lafrenaye offered to take the new Lakes Committee members on a tour of the drainage areas of Tabb Lakes and discuss some of the previous studies.

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

(1) The CERT Committee Chairman convened a meeting with 4 new members in April to review the TLHA CERT program. Current committee membership is now 29, with 14 CERT trained.

(2) Ms. Betsy Krussel is holding an Adult CPR/AED class at her home on 101 Adele Ct. on June 3, (Sunday) 1:45 PM. Cost is \$40. So far we have six people planning to attend. Mr. Lafrenaye will ask Ms. Krussel if she would be willing to conduct a class locally and advertise the event in our next newsletter.

(3) On April 12, Mr. Lafrenaye attended a meeting with the representative from the Peninsula Medical Reserve Corp to plan for the upcoming Hampton Roads Disaster Volunteer Day. Conference will be on July 14, from 8:30 AM to 3:00 PM, at the Liberty Baptist Church, 1021 Big Bethel Road in Hampton. A display booth will be set up highlighting neighborhood programs.

(4) On May 3, Mr. Dave Gorwitz, Mr. Phil Hess and Mr. Lou Lafrenaye attended the Governor's Landing HOA (in James City County) CERT group meeting and spoke about the Tabb Lakes program. Governor's Landing HOA is in the process of starting a neighborhood program. Tabb Lakes CERT representatives presented information about the Tabb Lakes program that will assist the Governor's Landing HOA to establish their program. We now have three neighborhoods in York County that have organized programs and who we maintain contact with.

(5) Mr. Phil Hess is working on an improved web site which should be easier to read and obtain information on. They plan to add info such as FAQ, amateur radio info, and a new topics section.

(6) Mr. Lafrenaye informed the board that his review of the TLHA insurance policy was not yet completed.

i. Website Editor. Chair: Mr. Clint Flanagan.

(1) Mr. Porter asked Mr. Flanagan to send out E-News notification. Mr. Flanagan said that he already had done so.

(2) The TLHA website had 2,173 direct hits in April.

(3) Mr. Porter request Mr. Flanagan to leave the proposed Landscape Regulations posted on the TLHA website for another 30 days.

j. Welcome Committee. Chair: Mr. Bill Hopkins. Status of the welcome packets. (Absent) Mr. Porter reported that he spoke to Mr. Hopkins concerning the status of this committee. Mr. Porter informed the board that Mr. Hopkins was stepping down from his position because of other commitments.

5. Old Business

a. Task list from 12 April Board Meeting. Mr. Porter stated he would publish a task list after each BOD meeting.

b. Homeowner comments on proposed landscaping regulations. Mr. Porter reported that he received approximately three comments from residents concerning the proposed regulations. Areas commented on included height of bushes, trash can obscuration and restrictions. Mr. Porter said he would forward the comments to the BOD for review.

c. Status of Disclosure Packet Improvements (LPM). Mr. Charles Lee, Lee Property Management, said our TLHA disclosures were in full compliance with VPOAA rules. He also reported that LPM added an addendum that addresses our lawyer's recommendations and included the certificate of insurance.

d. Repair of Magruder Blvd Floodlights. Action: Mr. Bill Hopkins (Absent) Mr. Porter reported that he would contact Cox Cable Company to determine the status of repairing the power cable that was accidentally severed during the conduct of Cox Cable maintenance in the vicinity of our Magruder Blvd floodlights.

e. Reserve Study. Action: Mr. Jim Magnotta. Mr. Porter requested Mr. Lee, LPM, to locate an existing reserve study to use as an example for the development of the TLHA Reserve Study required by the VPOAA.

6. LPM Report and BOD Decisions. Mr. Lee distributed the TLHA, LRE Covenants Compliance Program, Inspections Status Report, Inspection 2007-05-1: May 4, 2007, for review by the Board (Enclosure 2). Mr. Lee reported 15 new violations were cited. Old citations being monitored are:

Property	Violation	BOD Decision
317 Bridge Wood Dr.	Mold	See paragraph 3.d.(3)
212 Tiger Run	no grass, trim shrubs	Hold in abeyance until the TLHA proposed landscaping regulations are approved.
203 Bridge Wood Dr.	Trailer	Mr. Porter will call or visit; determine status.
303 Gardenville Dr.	House trim need cleaning & painting	Mr. Porter will call or visit; determine status.
100 Richard Run	Peeling Trim, needs painting	In-Progress; re-inspect.

923 Tabb Lakes Drive	Mold on siding	Homeowner was present at the May 10, 2007 BOD meeting. After some discussion, the homeowner indicated he understood the TLHA inspection process and would correct the violation.
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7. Homeowners Issues / Hearings. None

8. New Business. York County Community Homeowner's Associations Meeting, May 16, 2007. 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 June 7, 2007, in the Mid Atlantic 2nd floor conference room.

10. The meeting adjourned at 9:26 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report