



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 7:15 PM, September 6, 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
Treasurer: Mr. Charles Rossi
Lake Management Committee: Mr. Bob Spell
Architectural Review Committee: Mrs. Christel Doucette
Activities Committee: Mrs. Kris Yancy
CERT / Stormwater Management Committee: Mr. Lou Lafrenaye
Website Editor: Mr. Clint Flanagan
Newsletter Editor: Mrs. Shirley Flanagan
Lee Property Management: Mr. Rob Cox

2. Review/Approve minutes of last BOD meeting. The minutes from the August 9, 2007, BOD meeting were presented to the BOD for approval. The Board approved the minutes.

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 September 5, 2007. The Board determined the report to be in order and approved the report.

b. Mr. Porter asked Mr. Rossi to develop a report that depicts TLHA financial status for the remainder of the year to inform the BOD if there were sufficient operational funds available to operate until the end of CY 07 and cover the unexpected expenditures such as repair of the lake fountain etc. He also asked Mr. Rossi to add the check balance to the report.

c. Discussion of switching to CY accounting year. The BOD agreed to stay the course because our current method of accounting (Fiscal Year) is in sync with our annual meeting.

d. Mr. Magnotta recommended that Mr. Rossi add an annual budget line to the report. He also proposed a motion to conduct a special budget meeting. The motion did not pass. Additionally, Mr. Magnotta asked for a copy of the next bank statement to review.

4. Committee Chair Reports.

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

(1) The next TLHA newsletter is scheduled to be published October 1, 2007. The NLT dates for submission of news articles is September 18, 2007.

(2) The October edition of the newsletter will include pictures of the TLHA Yard of the Month winners. Mrs. Flanagan asked for assistance to obtain pictures of the winning homes.

(3) Mr. Porter asked that Mrs. Flanagan add a banner to the newsletter that announces the upcoming TLHA annual meeting. He also asked that the newly adopted regulations and guidelines be included.

b. Website Editor. Chair: Mr. Clint Flanagan

(1) Website Visits: 508

(2) E-Community: One new sign-up. Overall Total: 30

(3) Persons unknown hacked into our website. This required the website to be repaired and our password to be changed and strengthened.

(4) The Board agreed the chat room was not useful at this time. However, it might be of use in the future so the site will remain operational.

c. Activities Committee. Chair: Mrs. Kris Yancy. Mrs. Yancy recommended that TLHA purchase one neighborhood sign and position at the Mid-Atlantic entrance to Tabb Lakes since this was the most active entrance. Mr. Porter said this initiative will be presented and discussed at the upcoming annual meeting.

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

(1) ARC Request Received: 937 Tabb Lakes Drive

(2) Mrs. Doucette recommended that our current TLHA disclosure packet standard be reviewed to ensure that information concerning residences that are not in compliance with the covenants is disclosed. Mr. Porter assigned this task to LPM with assistance from Mrs. Doucette.

e. Lake Management Committee. Co-Chairs: Mr. Frank Robinson and Mr. Bob Spell. (Mr. Robinson - Absent)

(1) Mr. Spell reported that he had obtained fountain replacement costs from one alternate vendor.

(2) Mr. Spell informed the Board that he joined the North American Lake Management Society.

(3) Mr. Porter reported that he and Mr. Lafrenaye met on Saturday, September 8, to clear branches from the Lake # 1 bench area in order to improve the view of the lake.

f. Stormwater Management. Chair: Mr. Lou Lafrenaye.

(1) Replacement / enlargement project for the Highway 171 drainage pipe was approved by York County board of supervisors. There was no time frame given for installation however, we expect the project to be completed by the end of CY 2007.

(2) The replacement / enlargement of the Tabb Lakes (Lake #1) outflow pipe project is still TBD. Mr. Lafrenaye will inspect the dam / outflow area this month to ensure there are no obstructions.

g. Community Emergency Response Committee (CERT). Chair: Mr. Lou Lafrenaye

(1) Mr. Lafrenaye reported that all preparations have been made for the First Aid and Fire Safety neighborhood training event scheduled for Saturday, September 8, 2007. Training will be held on Adele Court from 10 to 11 AM. Mr. Porter asked that we continue to spread the word about this important event.

(2) There is a York County CERT class scheduled for September 12, 2007.

(3) Portsmouth, VA, will conduct a CERT exercise in November. More to follow.

h. Grounds Maintenance Committee. Chair: Vacant.

i. Neighborhood Watch Committee. Chair: Vacant

j. Welcome Committee. Vacant

5. Old Business

a. Lake #1 fountain repair update. Action: Mr. Gary Porter. Lake #1 fountain was able to be repaired with installation TBD. The repair comes with a 1 year warranty.

b. Lake #1 bench repair update. Action: Mr. Gary Porter. The bench has been repaired.

c. Discussion of changes to failed new regulations and effective date. Action: Mr. Gary Porter. Mr. Porter requested Board review of the regulations that failed (2, 6, and 7f) and to be prepared to discuss / resolve impasse at the next BOD meeting.

d. Reserve Study status report. Action: Mr. Jim Magnotta & Mr. Otto. Work remaining: mapping of infrastructure and lake dredging.

e. Yard of the Month (YOM) program award coupons. Action: Mrs Keplesky. After canvassing various local establishments, it was determined that these establishments would not support free gift cards for TLHA YOM winners. Mr. Porter recommended that we purchase a gift card using TLHA funds and would like to resolve prior to the annual meeting.

f. Discussion of whether to expire grandfathering. Action: All BOD. After further discussion, the Board decided that further action was not in the community's best interest.

g. Website Chat Room discussion. Action: Mr. Clint Flanagan and Mr. Porter. See paragraph 4.b.(4) this report.

h. Annual meeting preparations discussion. Action: Mr. Porter

(1) The TLHA Annual Meeting is set for October 25, 2007. The meeting will convene at 7 PM in the Tabb Library, Meeting Room, 100 Long Green Blvd, Yorktown, VA.

(2) Mr. Porter will revise the annual meeting notification letter to include fountain replacement and community announcement signs. The notification letter must be mailed NLT October 4, 2007.

(3) Final preparations for the annual meeting will be discussed at the next BOD meeting.

6. Lee Property Management (LPM) Report and BOD Decisions.

a. Mr. Cox distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection 2007-09-1: September 3, 2007, for review by the Board (Enclosure 2). Mr. Cox reported 15 new violations were cited. Old citations being monitored are:

| Property | Violation | BOD Decision |
|----------------------|--|---|
| 806 Tabb Lakes Drive | broken window blind | Mr. Porter spoke to the owner. Issue hearing letter if not resolved by the next inspection. |
| 212 Tiger Run | no grass; trim shrubs | Hold in abeyance until the TLHA proposed landscaping regulations are approved. |
| 203 Bridge Wood Dr. | utility trailer on paver blocks in front of garage | Issue hearing letter. |
| 317 Bridge Wood Dr. | mold, painting; shed siding falling off (visible | Issue hearing letter. |

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| | from the street) | |
| 103 Elise Place | trim needs painting | Mr. Art Johnston will make contact with the owner to determine status of repairs. |
| 100 Richard Run | garage door needs painting | Issue hearing letter. |
| 122 Tiger Paw Path | garage door needs painting | Issue hearing letter. |
| 204 Tiger Run | mold; gutter falling off | Issue fine letter if not corrected by September 30, 2007. \$10.00 per day commencing October 1, 2007. |
| 101 Heath Place | grass needs cutting; bed weeding | Issue hearing letter if unresolved by next inspection. |
| 208 Monty Manor | grass needs cutting; bed weeding | Issue hearing letter if unresolved by next inspection. |
| 103 Richard Run | grass needs cutting; bed weeding | Issue hearing letter if unresolved by next inspection. |
| 105 Richard Run | broken attic vent; grass needs cutting; bed weeding | Issue hearing letter if unresolved by next inspection. |
| 215 Tiger Run | utility trailer stored in front driveway | Issue hear letter if unresolved by next inspection. |

b. Mr. Cox informed the Board that the majority of this inspection report's violations were attributed to poor lawn maintenance (cutting) with the worst / recurring cases cited in this report.

c. Mr. Porter said he would speak to the renters at 214 Tiger Run concerning their fence and debris (branches) on the front lawn.

d. Mr. Porter asked LPM to be more specific when pointing out infractions. Cite specific regulation etc

7. Homeowners Issues / Hearings. None

8. New Business.

a. Parking on lawns. Table until next meeting.

b. Website hack. See paragraph 4.b.(3) this report.

c. New meeting site for future BOD meetings. The following locations were recommended with an action officer assigned to determine suitability:

- YMCA - Mrs. Christel Doucette
- Tabb Library-Mr. Lou Lafrenaye
- Coventry Clubhouse - Mr. Gary Porter

- Andreas Restaurant - Mr. Jim Magnotta
- New Horizons - Mr. Jim Magnotta

Results will be presented at the next BOD meeting.

d. Mr. Porter informed the Board that the next meeting of the York County Home Association Committee was scheduled for 6:30 PM, September 25, 2007 at the Senior Center of York and asked if anyone was interested in attending. Mr. Porter, Mr. Magnotta, Mr. Spell and Mr. Johnston volunteered to attend.

9. The Board agreed to convene the next TLHA BOD meeting at 6:45, October 11, 2007, in the Tabb Library Meeting Room, 100 Long Green Blvd, Yorktown, VA.

10. The meeting adjourned at 9:30 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report