



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

1. Mr. Otto convened the Tabb Lakes Homes Association Board of Directors meeting at 7:00 PM, April 17, 2008, in the New Horizons Regional Education Center, 520 Butler Farm Road, Hampton, VA. Personnel in attendance were:

President: Mr. Dave Otto  
Vice President: Mr. Jim Magnotta  
Secretary: Mr. Art Johnston  
Member-At-Large & Architectural Review Committee: Mrs. Christel Doucette  
Member-At-Large: Mr. Ellis Sharadin  
Treasurer: Mr. Charles Rossi  
Lake Maintenance Committee: Lake#1: Bob Spell  
News Letter Editor: Mrs. Shirley Flanagan  
Web Site Manager: Mr. Clint Flanagan  
Lee Property Management: Mr. Rob Cox

2. Review and approve the minutes from the March 13, 2008 Board of Director's Meeting. Mr. Magnotta reported that he would have the minutes from the March 13, 2008 BOD meeting ready for BOD approval at the May 15, 2008 meeting of the BOD.

3. Homeowner Issues:

- 109 Elise Place - hearing no show - extended until 15 May 08
- 119 Gardenville Drive - hearing no show - Mr. Magnotta to visit property owner

4. Treasurer's 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 10, 2008. After review and discussion, the Board approved the report.

b. Discussion. Annual Assessment Status: 442 residents have paid their assessments to date. Four TLHA property owners have not paid. Two of the four properties are pending sale. The BOD decided to send certified letters to the remaining two property owners reminding them of their obligation to pay the assessment and outlining actions the BOD is authorized to pursue if necessary.

5. Committee Reports.

- a. Activities Committee. Vacant
- b. Architectural Review. Chairperson: Mrs. Christel Doucette.

(1) No significant committee activity to report.

(2) Mrs. Doucette volunteered to work up a solution to the violation at 106 Shallow Lagoon that was reported by LPM in their April 14th inspection report and present to the BOD at the next meeting.

c. Grounds Maintenance. Chairperson: Mr. David Batdorf. (Absent, no report submitted).

d. Helps Committee. Chairperson: Vacant

e. Lake Management. Lake #1 Co-Chair: Mr. Bob Spell.

(1) Mr. Spell provided the following report concerning the Virginia Lake Management (VLM) maintenance contract activities for the month of March 08:

- 3 March - Pond Maintenance: checked lakes. No signs of algae or aquatic weed problems.

- 7 March - Unclogged Lake #1 fountain.

- 21 March - Pond Maintenance: No problems found.

(2) Mr. Spell also reported two new volunteers had signed up for the committee.

f. Neighborhood Watch. Chairperson: Vacant

g. Newsletter Editor. Chairperson: Mrs. Shirley Flanagan. Mrs. Flanagan advised the Board that the next TLHA newsletter will be published on or about June 30, 2008 with article submission deadline June 16th. Topics for the articles are to be discussed and agreed upon at the May 2008 BOD meeting.

h. Stormwater Management. Chairperson: Mr. Lou Lafrenaye. (Absent, written report submitted)

(1) Mr. Lafrenaye reported that he was able to measure the new drainage pipe under Rt. 171. The pipe is 48" in diameter.

(2) Mr. Lafrenaye advised that he checked with the Environmental and Development Services (EDS) regarding upgrading our Lake #1 outflow pipe and was able to review their in-house project list. Adding another outflow pipe to Lake #1 was number seven out of the 20 projects for 2008. Mr. Lafrenaye was unable to speak with an engineer, therefore he could not obtain a time frame for when the project would be completed, however he will continue to monitor the list.

(3) Mr. Lafrenaye also advised that the County sign located at the outflow pipe that stated "County Easement, Do not Block Outflow Pipe" disappeared after the heavy rain storm five weeks ago. Mr. Lafrenaye requested a new sign with the sign erected again with a metal post vice a wood post. The local drainage crews will install the sign in the near future with the County drainage crew chief notification when it is installed.

i. CERT. Chairperson: Mr. Lou Lafrenaye. (Absent, written report submitted)

(1) Tabb Lakes Annual Training Event. On April 14, Mr. Lafrenaye met with Ms Beth Alder (CERT Coordinator) and Ms. Annetta Norwood (FLS Educator) from the York County Department of Fire and Life Safety (FLS) to discuss plans for the TLHA fall neighborhood safety training event. He asked for assistance in conducting another fire extinguisher/smoke detector presentation, similar to the program that was presented three years ago. The FLS agreed to provide the safety house for a fire safety presentation to children and adults (like last year), conduct a presentation on preventing home kitchen fires, a demonstration on the proper use of a fire extinguisher, and explain the importance of smoke detectors. It should be an interesting presentation. FLS has some new fire extinguisher simulators that will allow them to do a "show and tell" and have people in the audience practice putting out a fire with a fire extinguisher. They also plan to highlight Hurricane Preparedness Kits and NOAA all hazard radios on our hurricane preparation information table. We expect to have a fire truck and ambulance available for viewing along with Sparky the Fire Dog (trying to get children and adults involved). In addition to FLS staff presentations, a Red Cross representative will be available with their kits and our disaster preparation table set up. Current plan is to conduct the event on 6 September (Saturday morning) with a rain date of 13 September. The event location will be Adel Court (same location as last year's event). Mr. Lafrenaye plans to send the York County Fire Chief a formal letter to request this support. Mr. Lafrenaye also plans to ask the local Boy/Girl Scouts and Cub Scouts to support the event.

(2) Mr. Lafrenaye also reported that a committee member, Mr. Anthony Soares, completed CERT training and graduated on March 29. The committee now has 16 CERT trained members on the committee. Another committee member, Mr. Hugh Blanchard, completed training through the Hampton Public Service Team and received his Technical Class Amateur radio license. Mr. Blanchard is also taking the next level (General Class) training. The committee now has four members with amateur radio licenses.

(3) With the help of Dominion Power, the committee wrote an article in this month's TLHOA newsletter about some of the safety issues and dangers involved with pad mounted transformers; the little known above ground portion of our underground electrical system. Dominion Power would not give us any information on the transformer locations in Tabb Lakes so the committee located the transformers the hard way; by walking around. The committee now has the locations mapped out for most of the transformers. The Committee's intent is to ensure any damage to the transformers is reported after a hurricane or other catastrophic event as part of our neighborhood assessment process.

j. Website Editor. Chairperson: Mr. Clint Flanagan

(1) Mr. Flanagan advised the BOD on the following TLHA website activity:

- Site statistics:  
Total site visits: 3373  
Total pages viewed: 1178
  
- Most popular pages  
Minutes: 526 views  
Documents: 414 views

CERT - 480 views  
 Board - 152 views  
 Committees - 44 views  
 Newsletter: 284 views  
 E-Community: 64 views

- E-Community:  
 Total Sign-ups: 53  
 E-News and Digital Newsletter: 39  
 E-News only: 14
  
- Web Manager Activities:  
 Added February 2008 BOD minutes  
 Updated Site Index page as new content was added  
 Updated Calendar of Events  
 Added a Homeowner's Products and Services

(2) Mr. Flanagan also advised that he is working on a new website page design and hopes to have it completed in the next few months.

k. Welcome Committee. Chairperson: Mrs. Donna Clifton. (Absent, no report submitted)

l. Covenant Review Committee. Chairperson: Mr. James Magnotta. No significant activity to report.

6. Old Business. Tabb Lakes Garage Sale - Article for local News Paper? The Tabb Lakes Annual Garage Sale is set for Saturday, May 17. Event advertisement is the responsibility of the Activities Committee however the Committee chair is vacant. Mrs. Doucette volunteered to announce the event to the public via an ad in local newspaper (Daily Press) classified section Friday and Saturday morning edition (May 16 & 17).

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

a. Mr. Rob Cox distributed the TLHA, LRE Covenants Compliance Program, Inspection Status Report, Inspection 2008-04-2: April 14, 2008, for review by the Board (Enclosure 2). Mr. Cox reported 12 new violations. Old citations being monitored are:

| <b>Property</b>       | <b>Violation</b>                  | <b>BOD Decision</b>   |
|-----------------------|-----------------------------------|---|
| 400 Bridge Wood Drive | fence LHS broken                  | Mr. Magnotta to visit with homeowner and report back at next meeting.               |
| 109 Elise Place       | mold on LHS gable                 | BOD granted extension until 15 May 08   |
| 301 Bridge Wood Drive | mold on siding; broken gable vent | Work in progress. Mr. Otto to visit with homeowner and report back at next meeting. |
| 119 Tiger Paw Path    | roof vent broken, gable           | Mrs. Doucette will inspect the vent   |

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|                       | trim peeling   | and report to BOD next meeting. Mr. Otto asked for a picture.                          |
| 302 Bridge Wood Drive | upper trim / front gable needs painting                          | Homeowner has until 29 Apr to complete repairs. LPM to re-inspect.                     |
| 503 Bridge Wood Drive | upper LHS vent broken, upper trim needs painting                 | Homeowner has until 29 Apr to complete repairs. LPM to re-inspect.                     |
| 100 Cub Court         | mold on siding; LHS gable vent broken; gable vents need painting | Repairs underway. LPM to re-inspect.   |
| 136 Gardenville Drive | newspaper box needs cleaning / repair / painting                 | Repairs underway. LPM to issue note to clean mold / paint as necessary and re-inspect. |
| 202 Gardenville Drive | mail / paperbox moldy, needs cleaning / repair / painting        | Repairs underway. LPM to issue note to clean mold / paint as necessary and re-inspect. |
| 209 Gardenville Drive | gable vent RHS needs painting                                    | LPM to issue note to paint as necessary and re-inspect.                                |
| 115 Richard Run       | mold on LHS siding: over front door and chimney                  | LPM to issue note to clean mold as necessary and re-inspect.                           |
| 203 Richard Run       | upper RHS vent need repair/painting                              | LPM to issue note to repair / paint vent and re-inspect.                               |
| 504 Tabb Lakes Drive  | RHS vent broken: needs repair; fascia trim needs painting        | Repairs in progress. LPM to re-inspect.  |
| 604 Tabb Lakes Drive  | roof vents, trim and dental molding need painting                | Repairs in progress. LPM to re-inspect.  |
| 700 Tabb Lakes Drive  | RHS gable vent broken: needs repair                              | LPM to re-inspect.   |
| 800 Tabb Lakes Drive  | mold on RHS siding   | LPM to re-inspect.   |
| 907 Tabb Lakes Drive  | mold on siding and above garage                                  | LPM to re-inspect.   |
| 215 Tiger Run         | mold on siding   | LPM to re-inspect.   |
| 510 Bridge Wood Drive | front fence extends beyond front of residence                    | LPM to re-inspect after 60+days from citation date                                     |
| 513 Bridge Wood Drive | front fence extends beyond front of residence                    | LPM to re-inspect after 60+days from citation date                                     |
| 101 Conway Court      | mold on front of house   | LPM to re-inspect after 60+days from citation date.                                    |
| 119 Gardenville Drive | popup trailer in front driveway                                  | Mr. Magnotta will contact the homeowner and report back next BOD meeting.              |
| 104 Heath Place       | corner vinyl beading on  | LPM to re-inspect after 60+days  |

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|-----------------------|--|---|
|                       | chimney broken off;<br>house number missing /<br>not visible                                     | from citation date.   |
| 101 Naurene Court     | siding broken / falling off<br>at RHS of garage  | LPM to re-inspect after 60+days<br>from citation date.  |
| 508 Tabb Lakes Drive  | upper window screens<br>falling out onto roof;<br>gutter guards exposed /<br>sprung out on front | LPM to re-inspect after 60+days<br>from citation date.  |
| 132 Tiger Paw Path    | mold on garage and<br>house siding (North<br>face)   | LPM to re-inspect after 60+days<br>from citation date.  |
| 103 Tiger Run         | front fence extends past<br>front of residence   | Mr. Otto will contact the owner and<br>report next BOD meeting. LPM to<br>re-inspect after 60+days from<br>citation date. |
| 110 Bridge Wood Drive | roof shingles missing  | BOD directed LPM to issue citation<br>to replace shingles.  |
| 507 Bridge Wood Drive | RHS gable vents<br>broken; mold on LHS<br>siding   | LPM to re-inspect after 60+days<br>from citation date.  |
| 105 Jonathan Junction | driveway dug up and<br>installing double drive   | ARC to contact homeowner to<br>determine status of project request.   |
| 139 Leslie Lane       | gable vents broken   | LPM to re-inspect after 60+days<br>from citation date.  |
| 106 Shallow Lagoon    | lean-to / car port in back<br>yard   | Mrs. Doucette, ARC Chair, to<br>develop solution and report next<br>BOD meeting.  |
| 103 Conway Court      | mold on front of house   | LPM to re-inspect after 60+days<br>from citation date.  |
| 104 Conway Court      | roof shingles missing;<br>gutters need cleaning  | BOD directed LPM to issue citation<br>to make repairs as noted.   |
| 115 Richard Run       | broken gable vents   | BOD to inspect / report next BOD<br>meeting.  |
| 104 Cub Court         | trailer in front driveway  | LPM to re-inspect   |
| 138 Gardenville Drive | popup trailer in front<br>yard   | LPM to re-inspect.  |
| 119 Tiger Paw Path    | mold on RHS gable<br>siding + gable vent<br>needs repair   | Mrs. Doucette, ARC Chair, to<br>contact homeowner and report next<br>BOD meeting.   |

b. The BOD discussed the number of homes that have missing roof shingles. The BOD directed LPM to include missing roof shingles during their regular inspections and to begin issuing citations.

8. New Business. None

9. Set the next two meetings date/time/location. The Board agreed to convene the next TLHA BOD meetings:

- May 15, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA.
- June 19, 2008, 7:00 - 9:00 PM, Tabb Library, 100 Long Green Blvd, Yorktown, VA.

10. The meeting adjourned at 8:48 PM.

Respectfully submitted by: Art Johnston, Secretary

2 Enclosures

1. Meeting Agenda
2. LPM Inspection Report