



1. David West convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7 pm, April 20, 2010 in the Tabb Library meeting room, Yorktown, VA.

Personnel in attendance were:

President: Dave West
Vice President: Ron Maddox
Members at Large: Bill Hopkins, Ellis Sharadin
Member at Large / Lakes Committee: Bob Spell
Newsletter: Shirley Flanagan
Stormwater / CERT: Lou Lafrenaye

2. Mr. West opened with a request for any comments on minutes of the March BOD meeting. None were entertained. The BOD unanimously approved the minutes.

3. **Homeowner Issues:** David West received a registered letter from Mr. Sorrentino of 205 Heath Place, demanding the Association take action against his neighbor, Mr. Walker at #203, for leaving survey stakes on their joint property line and for a tree limb that touches his shed roof. **Background:** this is an outgrowth of an extended feud between the two parties. Mr. Sorrentino created a flower bed that encroached on his neighbor's property, spurring Mr. Walker to have his yard formally surveyed, after which he physically moved a portion of Mr. Sorrentino's new flower bed off his property. Mr. West met with both properties in an attempt to get them to negotiate a solution, but now they are no longer talking to one another.

The BOD discussed the matter at length and agreed this is a civil matter for the two property owners to settle in court; the Association has no say in the matter other than to insist the owners maintain their yards. Mr. Sorrentino has every right to trim back the offending tree branch to keep it from hitting his shed. Mr. Walker has the right to maintain the survey stakes because they mark his yard boundary. After discussion, Mr. West agreed to send a letter to both homeowners advising them to consult VA codes and recusing the Assn from issuing legal advice. We also agreed to task the HOA attorney, Mr. Miller, to write the owners and outline the legal limits on the Association's obligations, which do not include refereeing property feuds.

4. **Treasurer's Report:** Mr. Rossi was not present, but had provided the BOD with the latest report for March. [A copy of the report is available to any legitimate homeowners in the Association but will not be posted on the public webpage due to security and privacy concerns.] Highlights include a \$35 assessment paid to the State Corporation Commission, which was paid late due to our former attorney, Vicky Beard, not forwarding the paperwork to us in a timely manner. In addition, the Treasurer reported 429 of 446 homeowners have paid their annual dues. Mr. Rossi is investigating 5 homes where the dues assessment letters were returned by the post office due to homeowner or homeowner address changes not notified to the Association. And finally, the March report indicates the total expenditure for new lakes fountains, but omitted the 50% deposit paid in March; we will ask Mr. Rossi to make the correction to the record.



5. Committee Reports:

- a. Architectural Review – Mr. West reported approving three routine ARC activities:
- (1) 108 Gardenville – construction of a garden shed.
 - (2) 126 Leslie Lane – fence construction.
 - (3) 202 Heath Place – addition of a driveway apron
- b. Grounds Maintenance and Activities Committee – no chairmen. Mr. West will contact Scotty’s Lawn Service about a contract for the next year. Bill Hopkins reported making repairs to the MidAtlantic entrance lighting, and is still trying to contact Tony Soares about Lake 1 trail work.
- c. Lakes Management – Bob Spell reported both Lake 1 and Lake 2 fountains are operational again, with the addition of brand new fixtures. By doing both at the same time, the Association not only received a sizeable discount overall, but now has a preventative maintenance program in place to keep them up. The Virginia Land Management report for April is late, and Mr. Spell will contact VLM for that informations.
- d. Neighborhood Watch – no chairperson at present. Mr. West reported that a teenager on Heath Place has been placed under felony arrest for physical and property crimes.
- e. Newsletter Editor and Website – Shirley Flanagan reminds all members that articles for the next quarterly newsletter are due Monday, 26 April. This newsletter will announce the annual neighborhood yard sale, scheduled for 22 May. Mr. Rossi is on tap to provide Yard of the Month information for March and April. Mr. Sharadin agreed to provide an article on street parking problems. Mr. West agreed to write an article summarizing the conclusion of our recent court battles in the Fukawa case, and highlighting the Association’s commitment to defending itself legally from unwarranted court challenges. And Mr. Dave Johnson has offered to write a “pooper scooper” article for the newsletter, encouraging dog owners to clean up after their animals during walks. Ms. Flanagan will advise Mr. Johnson of the Monday suspense date for articles. And finally, BOD members agreed recent security changes made by Clint Flanagan, our Website Editor, have nearly eliminated spam from being channeled through the website.
- f. Stormwater: Lou Lafrenaye commented that this summer will be our first hurricane season with the fully upgraded stormwater drainage system in Tabb Lakes. Indication are that we will not experience major flooding this year. A recent inspection of storm drains in the vicinity of Leslie Lane and Bridgewood Drive revealed no major buildup of debris in those systems. Mr. Lafrenaye also clarified that recent County “smoke testing” was to verify sewage system flow patterns, not stormwater drainage.
- g. CERT (Community Emergency Response Team): Resident Ken Harris will graduate 1 May from the County CERT training; Tabb Lakes currently has 19-20 qualified team members. A CERT refresher class will also be held on 1 may, including medical triage at York County



library. On 15 June, Mr. Lafrenaye plans to meet with team members to discuss the new VDOT hurricane evacuation plan, as well as reviewing SOPs for cold weather power outages. He also commented that the Saffer-Simpson hurricane wind scale is now being modified by authorities. In the past, forecasters believed wind strength was a predictor of tidal surge, but recent years have proved that to be false. A weaker storm can actually provide a larger tidal surge, if it covers a larger area, whereas a fast-moving, higher-wind strength storm over a compact area might result in minimal resultant tidal surge. As a result, wind scale and surge are now being de-linked in forecasting storm severity. Finally, Mr. Lafrenaye promised a copy of the local Red Cross training sessions planned for May.

h. Activities Committee -- no report / no chair. The neighborhood yard sale is next weekend.

6. **Old Business** - Gary Porter suggested building a soundproof enclosure around the new fountain pumps. The BOD's main concern with enclosures is ventilation; ie, preventing overheating of the pumps. Mr. Spell with discuss this matter further with Mr. Porter.

7. **Cox & Lee Property Management Report** – Mr. West handed out copies of the CLM report on housing inspection discrepancies. Members discussed the sheer size of the list; Mr. Maddox suggested it was too large to manage and perhaps we need to set our sights on correction of a handful of the worst homes each month, rather than issue mass numbers of citations. As a result, BOD members agreed to table further action on these issues and wait for Mr. Cox to return from his UK vacation so we can schedule a special meeting with him and refine the guidance for handling such things as stained roofs and rusted chimney caps. Mr. West asked for input on how to handle backyard cleanups. All members agreed our greater concern should be concentrated on whether backyard discrepancies are visible from the road, or become a cause of neighbors' complaints to the Association.

8. **New Business:**

- a. Members discussed what to do about the large blue unlicensed van on Elise Place. We agreed the Association had no recourse unless the grass becomes overgrown around it.
- b. Mr. West commented on Coventry's "Geese Peace" effort and members decided it was not enough of a problem for Tabb Lakes to expend valuable dollars on. However, we will consider buying some swans for the lakes (approx \$80 apiece), as they tend to discourage geese from staying in the area. This would be much cheaper than the Geese Peace program.
- c. Bob Spell offered to contact the POC for CAPOA (Community Action Plan on Aging), to see if we want to participate in their program. CAPOA encourages older residents to remain in their communities, and works to provide essential services to aging residents.
- d. The next BOD meeting is scheduled at the Tabb Library on _____, May ___ at 7 pm.

9. The Board of Directors meeting adjourned at 8:45 pm.

Respectfully submitted by: Ellis Sharadin, Member at Large, as of 4/22/10.