



1. David West convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:00 pm, **October 7, 2010** at the Tabb YMCA meeting room.

Attending were:

Dave West [President]

Ron Maddox [Vice-President]

Ellis Sharadin [Member-at-Large]

Bob Spell [Member-at-Large and Lake 1 Maintenance Chair]:

Board Member(s) absent: Bill Hopkins [Member-at-Large]

Charles Rossi [Secretary and Treasurer]

Lou Lafrenaye [Stormwater/CERT Committee Chair]

Shirley Flanagan [Newsletter Editor]

Clint Flanagan [Website Manager]

Rob Cox [Cox & Lee Mgt]

2. Minutes from August meeting were not yet available from Ron Maddox.

Minutes from the September meeting will be e-mailed to Board members for approval.

3. **New Homeowner Issues:** none

4. **Treasurer's Report:**

- C. Rossi presented the monthly income & expense report for Sep 2010, which was the last month of the fiscal year. At year end, income = \$67,836 and expenses = \$71,910. The report was accepted by the Board.
- Annual dues – as of October 7, full payments have been received from 443 out of 446 homeowners. A certified letter was returned unaccepted from one delinquent homeowner, monthly payments are being received from another, and the 3rd has initiated bankruptcy proceedings.

5. **Committee Reports:**

- a. Architectural Review – Five ARC requests in September, for driveways and siding. D. West will continue with plans to turn over ARC responsibility to Cox & Lee Management.
- b. Grounds Maintenance – no report
- c. Lake Management – nothing to report
- d. Neighborhood Watch – no report
- e. Newsletter Editor – the next newsletter will be published the Monday after the November board meeting.
- f. Website Editor – nothing to report



g. Stormwater –

- Rain from Tropical Storm Nicole raised the lake level to just over the emergency spillway, which is 12”-16” below the street flooding level.

h. CERT-

- The preparations made in September for Hurricane Earl helped us to be ready for Tropical Storm Nicole, which brought approximately 12” of rain.

i. Welcome - position vacant.

7. **Old Business** – none

8. **Cox & Lee Management Report** -

- The Board reviewed the latest citation list and directed Cox & Lee Mgmt. to follow up with outstanding violation per the established procedure.
- Cox and Lee Mgmt. will raise their fees for 2011 will by the Consumer Price Index (likely to be between 1%-2%)

9. **New Business**: - slide presentations for the Annual Homeowners Meeting were prepared by E. Sharadin. He will send the slides to the appropriate committee heads and board members to update.

The meeting adjourned at 8:45 pm.

Next meeting Oct. 21 @ Tabb Library (Annual Homeowners Meeting)

Submitted by C. Rossi, Secretary.