



**Board of Director's Monthly Meeting Minutes
January 19, 2016**

1. **Call to Order:** Mr. Bob Spell convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:02 pm in the Poquoson Public Library Meeting Room, Poquoson, VA.

Personnel in attendance:

Bob Spell: President
Keith Ebert: Vice-President/Welcoming Coordinator
Ron Maddox: Member-at-Large
Dave West: Member-at-Large
Pete Peters: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Bill Keplesky: Lake 2 Coordinator
Lou Lafrenaye: Stormwater/CERT Coordinator
Denise Bertelli: Beautification Committee
Sarah Knaub: Secretarial Services, Cox & Lee Management, Inc.
Robert Cox: Association Manager, Cox & Lee Management, Inc.

Personnel absent:

David Allen: Lake 1 Coordinator
Clint Flanagan: Website Editor
Shirley Flanagan: Newsletter Editor

2. **Approval of Previous Minutes:** A motion was made, seconded, and unanimously approved to approve the minutes from the BOD meeting held November 17, 2015. There was no Board meeting held in December 2015.
3. **Home Owner Issues:** No homeowners present. No issues discussed.
4. **Committee Reports:**
 - a. **Newsletter Editor:** Mrs. Flanagan emailed her report that the next newsletter deadline is Monday, January 25. Topics for articles were discussed. The Board provided guidance on a request for advertisement.
 - b. **Website Editor:** Mr. Flanagan emailed his report that he has designed and installed a Discussion Board on the neighborhood website. Mr. Flanagan will act as account screener and as topic moderator. He will evaluate use of the discussion board after 6 months and then will make a decision about continuing with it or not.
 - c. **Beautification Committee:** Ms. Bertelli reported that she and Ms. Berube placed new holiday decorations at the neighborhood entrances. The committee is going to run a Yard of the Month program for May through September.



d. Lakes Management:

Lake 1: Mr. Allen e-mailed that he needs to resign from this position for family reasons. Mr. Spell agreed to take on the position until another interested volunteer can be found.

Lake 2: Mr. Keplesky reported that he and Mr. Porter performed an inspection of Lake 2 and there were no new developments. He will be closely monitoring the work of the lake management company.

e. Storm Water: Mr. Lafrenaye reported no new developments.

f. CERT: Mr. Lafrenaye reported no new developments.

g. Welcoming Committee: Mr. Ebert reported that there are 3 new residents to be welcomed this month.

h. Grounds Maintenance: Mr. Cox reported that GFCI outlets have been installed on the light fixtures on both sides of the entrance at Route 134.

i. Architectural Review (ARC): There have been no ARC requests submitted since the last BOD meeting. Mr. Cox reported that all ARC requests to date have been scanned and will be submitted to Mr. Flanagan for posting in the Board documents repository. Hardcopies were given to Mr. Rossi to be kept with other Association documents.

j. Covenants Compliance: Mr. Cox reported that regular inspections will resume in February.

5. **Treasurer's Report**

- Mr. Rossi presented the 2015-2016 budget and took suggestions from the Board. A motion was made, seconded and unanimously approved to approve the 2015-2016 Budget as amended.
- Mr. Rossi presented the latest financial report and answered questions from the Board.

6. **Old Business**

- Goose Round-up: Mr. Maddox reported on the efforts to deter the Canada geese in the neighborhood. A motion was made, seconded and unanimously approved to write a board resolution prohibiting feeding the geese with a monetary penalty.
- Lake/Trail Use Signs: Due to lack of time this item was tabled for a future meeting.
- Open Items From Previous Meetings: The Board reviewed updates on the open items.

7. **New Business**—No new business.

8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, February 16, 2016 at 7 pm at the Poquoson Library.

9. **Adjournment:** A motion was made, seconded, and unanimously approved to adjourn the meeting at 8:38 pm.

Submitted by Cox & Lee Management, Inc.