



**Board of Director's Monthly Meeting Minutes
August 15, 2017**

1. **Call to Order:** Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:00 pm in the Poquoson Public Library Meeting Room, Poquoson, VA.

Personnel in attendance:

Keith Ebert: President
Todd Rippy: Vice-President
Bill Keplesky: Member-at-Large/Lake 2 Coordinator
John Noble: Member-at-Large/Lake 1 Coordinator
Charlie Rossi: Secretary/Treasurer
Sarah Knaub: Associate Manager, Cox & Lee Management, Inc. (CLM)
Robert Cox: Association Manager, Cox & Lee Management, Inc. (CLM)

Personnel absent:

Ron Maddox: Member-at-Large
Shirley Flanagan: Newsletter Editor
Terri Berube: Beautification Committee
Lou Lafrenaye: Stormwater/CERT Coordinator
Clint Flanagan: Website Coordinator

2. **Approval of Previous Minutes:** Mr. Ebert made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held July 18, 2017.
3. **Home Owner Issues:** Two homeowners addressed the Board regarding Lake 2 maintenance issues.
4. **Committee Reports:**
- a. **Newsletter Editor:** Ms. Flanagan emailed her report that the next newsletter deadline is Monday, August 21. Topics for articles were discussed.
 - b. **Website Editor:** No coordinator present; no report given.
 - c. **Beautification Committee:** No coordinator present; no report given.
 - d. **Activities:** Position vacant.
 - e. **Lakes Management:**
 - Lake 1:** Mr. Noble reported no new developments.
 - Lake 2:** Mr. Keplesky reported no new developments.
 - f. **Storm Water:** No coordinator present; no report given.
 - g. **CERT:** No coordinator present; no report given.



- h. Welcoming Committee: Mr. Ebert reported that he has welcomed two (2) new residents to the neighborhood since the last Board meeting.
 - i. Grounds Maintenance: Ms. Knaub reported no new issues with the common grounds.
 - j. Architectural Review (ARC): There have been two (2) ARC requests approved since the last BOD meeting. One other request has been submitted on which the Board provided some guidance.
 - 202 RR—Build backyard fence
 - 113 LL—Replace backyard fence
 - k. Covenants Compliance: Mr. Cox presented the latest report and took questions from the Board. The Board provided guidance on several properties.
6. **Treasurer's Report**: Mr. Rossi provided the latest financial statement and answered questions from the Board.
- Unpaid Dues Update: Approximately 98.8% of owners have paid their 2017 assessment in full.
7. **Old Business**
- Neighborhood Facebook Page: Mr. Ebert reported on his progress with making some changes to the neighborhood Facebook page.
 - Lake 1 Dredging Project: Mr. Ebert reported that he is completing the paperwork needed to start the process of obtaining the necessary permits.
 - Open Items From Previous Meetings: The Board reviewed updates on the open items.
8. **New Business**: No new business.
9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, September 19, 2017 at the Poquoson Public Library. The AGM is scheduled for Tuesday, October 24, 2017 at 7:00 pm at the Tabb Library.
10. **Adjournment**: Mr. Ebert adjourned the meeting at 8:31 pm.

Submitted by Cox & Lee Management, Inc.