



**Board of Director's Monthly Meeting Minutes
May 15, 2018**

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, Poquoson, VA.

Personnel in attendance:

Keith Ebert: President
Ellis Sharadin: Vice President
John Noble: Member-at-Large/Lakes Coordinator
Charlie Rossi: Secretary/Treasurer
Sarah Knaub: Association Manager, Victory Community Management
There were 4 homeowners in attendance

Personnel absent:

Ron Maddox: Member-at-Large
Lou Lafrenaye: Stormwater/CERT Coordinator
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Website Coordinator
Angela Hurst: Beautification Committee 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 April 17, 2018.

3. **Home Owner Forum**: Three homeowners were present to express their concerns about industrial noise coming from a nearby business that can be heard from their homes. The Board provided guidance and contact information for the appropriate York County authorities.

4. **Board Member Vacancy**: One homeowner expressed interest in filling the Board Member vacancy created when Bill Keplesky moved out of the neighborhood. A motion was made, seconded, and unanimously approved to appoint Rob Self to the position of Board Member-At-Large effective immediately and ending after the October 2019 AGM. Mr. Self was welcomed to the Board and provided with the TLHA Board Member Handbook.

5. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed her report that the May newsletter went out as scheduled. She thanked everyone for their timely submissions. The next newsletter will go out in August.
- b) **Website Editor**: Mr. Flanagan emailed his report that the transition of the Association's website to a new webhost has been completed and that he has made the monthly website updates.



- c) Beautification Committee: Ms. Hurst emailed her report that the committee plans to add perennials to the landscape beds at the entrances. The committee also awarded the first Yard of the Month for the year.
 - d) Lakes Management: Mr. Noble reported that May 7 was the first of the May herbicide treatments. The second one will be at the end of the month.
 - e) Storm Water: Mr. Lafrenaye emailed his report that he received an email from Sheila Noll (York County Board of Supervisors) indicating that she will vote in favor of the Association in an upcoming vote about a new business hoping to develop land adjacent to TLHA properties.
 - f) CERT: Mr. Lafrenaye emailed an update on the plans for the July 25th Safety Seminars at the Coventry Club House presented by York County Sheriff and Fire Departments and on his efforts to help homeowners in a nearby neighborhood establish a CERT Committee.
 - g) Welcoming Committee: Mr. Ebert reported that there have been no new residents to welcome to the neighborhood since the last Board meeting.
 - h) Grounds Maintenance: Ms. Knaub reported that the new street name signs for the Coventry Blvd. intersections with both Bridge Wood Dr. and Gardenville Dr. have been ordered from the County.
 - i) Architectural Review (ARC): There have been four (4) ARC requests approved since the last BOD meeting.
 - 103 Cub Ct. — Replace driveway & sidewalks
 - 222 Tiger Run — Install 6' privacy fence in back- and side-yards
 - 110 Elise Place — Install new section of 6' fence inside existing backyard fence
 - 112 Richard Run — Install 6' privacy fence in backyard, install 7' x 7' vinyl shed in backyard
 - j) Covenants Compliance: Ms. Knaub reviewed the latest inspection report and answered questions from the Board. The Board provided guidance on several issues.
6. **Treasurer's Report**: Mr. Rossi provided the latest financial statement and answered questions from the Board. Approximately 97% of the 2018 homeowner assessments have been received.
7. **Old Business**
- Lake 1 Dredging Project: Mr. Noble reported that the tree work has been completed. The dredging contractor will begin work around June 18. The Board has issued a letter to the residents who live in close proximity to the area to be dredged to keep them informed about the timing of the work.



- Dominion Watch Lights: Mr. Sharadin reported that he will contact Dominion Energy to report the Watch lights in the neighborhood that are in need of service.
- Open Items From Previous Meetings: The Board reviewed updates on the open items.

8. **New Business**

- Neighborhood Watch: Mr. Ebert made a motion to remove the NW Coordinator vacancy from the newsletter and the TLHA website. The motion carried.
- Neighborhood Yard Sale: Ms. Knaub was asked to place the ad in the Daily Press to advertise the yard sale taking place on Saturday.

9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, June 19, 2018 at the Poquoson Public Library meeting room.

10. **Adjournment**: Mr. Ebert adjourned the meeting at 8:30 pm.

Submitted by Victory Community Management, Inc.