



Tabb Lakes Homes Association  
**Board of Director's Monthly Meeting Minutes**  
**July 17, 2018**

P.O. Box 8088, Yorktown, VA 23693

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:03 pm in the Poquoson Public Library, Poquoson, VA.

Personnel in attendance:

Keith Ebert: President  
John Noble: Member-at-Large/Lakes Coordinator  
Ron Maddox: Member-at-Large  
Lou Lafrenaye: Stormwater/CERT Coordinator  
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Rob Self: Member-at-Large  
Ellis Sharadin: Vice President  
Charlie Rossi: Secretary/Treasurer  
Angela Hurst: Beautification Committee Coordinator  
Shirley Flanagan: Newsletter Editor  
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 June 19, 2018.

3. **Home Owner Forum**: No homeowners present; no issues discussed.

4. **Committee Reports**:

- a) **Newsletter Editor**: No coordinator present; no report given.
- b) **Website Editor**: No coordinator present; no report given.
- c) **Beautification Committee**: Ms. Hurst emailed her report that the July Yard of the Month winner was 131 Leslie Lane.
- d) **Lakes Management**: Mr. Ebert reported that the Lake 2 fountain has been repaired.
- e) **Storm Water**: Mr. Lafrenaye reported no new developments.
- f) **CERT**: Mr. Lafrenaye reported that the 2018 Neighborhood Safety Seminars will take place on July 25. The electronic newsletter list will be used to distribute information about the event. The CERT committee members have been doing some volunteer work with the York County Department of Fire & Life Safety and there will be a CERT class on Sept. 11.

APPROVED MINUTES



- g) Welcoming Committee: Mr. Ebert reported that there have been seven (7) new residents to welcome to the neighborhood since the last Board meeting.
- h) Grounds Maintenance: Ms. Knaub reported no new developments.
- i) Architectural Review (ARC): Ms. Knaub reported that several completed ARC projects were verified this month and all were found to have been completed in accordance with the plans that were approved. There have been five (5) ARC requests approved since the last BOD meeting.
- 105 Shallow Lagoon—replace driveway
  - 108 Bridge Wood Dr.—replace backyard fence
  - 500 Bridge Wood Dr.—install 4' fence on either side of front of house
  - 924 Tabb Lakes Dr.—extend bulkhead
  - 128 Tiger Paw Path—replace backyard fence
- j) Covenants Compliance: Ms. Knaub reviewed the latest inspection report and answered questions from the Board. The Board provided guidance on several issues.
5. **Treasurer's Report**: Ms. Knaub presented the Treasurer's Report that was provided by Mr. Rossi. Only one homeowner's assessment has not been received. The 2018 deposit to the Reserve Account has been made.
6. **Old Business**
- Lake 1 Dredging Project: Mr. Ebert reported that the contractor has completed the dredging of the south end of Lake 1. Mr. Lafrenaye reported that he will take care of removing some debris that was dislodged during the dredging operation. Options for re-landscaping the area that had to be cleared for the dredging will be explored.
  - Dominion Watch Lights: Due to Mr. Sharadin's absence this item was tabled until the next meeting.
  - Lake 2 Coordinator Position: Mr. Noble reported no new developments.
  - Open Items From Previous Meetings: The Board reviewed updates on the open items.
7. **New Business**
- FY 2018-19 Budget Preparation: In order to facilitate the FY 2018-19 budget preparation all committee coordinators were asked to submit budget requests to Mr. Rossi by Friday, August 10. A draft budget will be reviewed at the next Board meeting.

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8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, August 21, 2018 at the Poquoson Public Library meeting room.
9. **Adjournment**: Mr. Ebert adjourned the meeting at 8:22 pm.

Submitted by Victory Community Management, Inc.