



Tabb Lakes Homes Association
Board of Director's Monthly Meeting Minutes
August 21, 2018

P.O. Box 8088, Yorktown, VA 23693

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

Personnel in attendance:

Ellis Sharadin: Vice President
John Noble: Member-at-Large/Lakes Coordinator
Ron Maddox: Member-at-Large
Rob Self: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Shirley Flanagan: Newsletter Editor
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Keith Ebert: President
Lou Lafrenaye: Stormwater/CERT Coordinator
Angela Hurst: Beautification Committee Coordinator
Clint Flanagan: Website Coordinator

2. **Approval of Previous Minutes**: Mr. Sharadin made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held July 17, 2018.

3. **Home Owner Forum**: Ms. Knaub presented an update on some residents' efforts to work with the County to reduce industrial noise from a nearby business that can be heard from their homes.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported that the next newsletter submission deadline is Monday, August 27. Topics for articles were discussed.
- b) **Website Editor**: Mr. Flanagan emailed his report that he has performed the usual monthly maintenance to the site, including updating the posted Board meeting minutes the electronic newsletter distribution list, and the online library of ARC paperwork.
- c) **Beautification Committee**: Ms. Hurst emailed her report that the August Yard of the Month winner was 125 Leslie Lane.
- d) **Lakes Management**: Mr. Noble reported that the fountains and aerators in both lakes needed repairs this month. All equipment is currently operational.
- e) **Storm Water**: Mr. Lafrenaye reported no new developments.
- f) **CERT**: Mr. Lafrenaye reported no new developments.

APPROVED MINUTES



- g) Welcoming Committee: Mr. Ebert emailed his report that he has welcomed four (4) new residents 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 there is currently one pending ARC request.
 - 106 Jonathan Junction—install solar panels on rear roof
 - 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**: Mr. Rossi presented the latest financial report and answered questions from the Board. The Board reviewed the draft of the FY 2018-2019 budget.
6. **Old Business**
- Dominion Watch Lights: Mr. Sharadin reported that Watch Lights in need of maintenance should be reported through a new link on the Dominion Energy website. The link has also been listed on the FAQ page of the tabblakes.org website.
 - Lake 2 Coordinator Position: Mr. Noble reported on his efforts to contact a homeowner who expressed interest in volunteering to be the Lake 2 Coordinator.
 - Open Items From Previous Meetings: The Board reviewed updates on the open items.
7. **New Business**
- 2018 AGM Prep: Victory Community Management, Inc. was asked to update the Power Point slides for the AGM presentation. Board Members and Committee Coordinators will submit their revisions to Ms. Knaub by October 2.
 - 2018 Nominations/Board Terms: Mr. Noble informed the Board that he will not be seeking re-election at the October AGM. The Nominations Coordinators will work on identifying residents who are willing to be nominated to run for the Board position. Mr. Noble confirmed that he is willing to continue to serve as the Lake 1 Coordinator.
 - Landscaping at Lake 1 Dredging Site: Mr. Noble presented a landscape proposal for the site of the dredging that was performed on Lake 1. Options were discussed and Mr. Noble will follow up with the landscape designer to provide a revised proposal.

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8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, September 18, 2018 at the Poquoson Public Library meeting room. The AGM is scheduled for Tuesday, October 23, 2018 at the Tabb Library.
9. **Adjournment**: Mr. Sharadin adjourned the meeting at 8:29 pm.

Submitted by Victory Community Management, Inc.