



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes
September 18, 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
Ron Maddox: Member-at-Large
Rob Self: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/CERT Coordinator
Sarah Knaub: Association Manager, Victory Community Management

1 Homeowner was in attendance

Personnel absent:

Angela Hurst: Beautification Committee Coordinator
Clint Flanagan: Website Coordinator
Shirley Flanagan: Newsletter Editor

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 August 21, 2018.

3. **Home Owner Forum**: No issues discussed.

4. **Committee Reports**:

- a) **Newsletter Editor**: No coordinator present; no report given.
- b) **Website Editor**: Mr. Flanagan emailed his report that he performed routine web site maintenance, electronically distributed the 3rd quarter newsletter, and electronically distributed a hurricane update from the CERT committee.
- c) **Beautification Committee**: Ms. Hurst emailed her report that the September Yard of the Month winner was 204 Monty Manor.
- d) **Lakes Management**: Mr. Noble reported that routine maintenance was performed and all equipment is working properly.
- e) **Storm Water**: Mr. Lafrenaye reported on his recent efforts to prepare the stormwater system for a forecasted hurricane.

APPROVED MINUTES



- f) CERT: Mr. Lafrenaye reported on the committee's recent efforts to prepare to assist the neighborhood, if necessary, during a forecasted hurricane. Efforts included setting up a communications command center and keeping the committee members apprised of updates in the weather forecast and York County hurricane preparations.
- g) Welcoming Committee: Mr. Ebert emailed his report that he has welcomed two (2) 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 has been one ARC request approved since the last meeting.
- 101 Jonathan Junction—install 6-ft wooden privacy fence along back property line, remove all posts and pickets remaining from old fence
- j) Covenants Compliance: Ms. Knaub reviewed the latest inspection report and answered questions from the Board. The Board voted to proceed with legal action against one homeowner with outstanding covenants compliance violations.
5. **Treasurer's Report**: Mr. Rossi presented the latest financial report and answered questions from the Board. The draft of the FY 2018-2019 budget has been revised and will be presented to the TLHA membership at the AGM.
6. **Old 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. An email reminding residents of the Oct. 23 AGM will be sent out through the newsletter's electronic distribution list.
 - 2018 Nominations/Board Terms: Mr. Maddox will handle the nominations and voting at the Oct. 23, 2018 AGM.
 - Landscaping at Lake 1 Dredging Site: Mr. Noble reported no new developments.
 - 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**
- Lake 2 Dredging: Mr. Ebert proposed that the Board proceed with getting estimates for some areas of Lake 2 that may be in need of dredging. He and Mr. Lafrenaye will put together a Scope of Work and will forward to potential contractors.



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- Neighborhood Road Conditions/VDOT Resurfacing: Mr. Ebert expressed concern about the condition of the asphalt on the neighborhood's streets. The neighborhood's representative to the Board of Supervisors will be asked if a paving request can be submitted to VDOT.
8. Date Confirmation: The next regular Board meeting is scheduled for Tuesday, October 16, 2018 at the Poquoson Public Library IN THE LARGE STUDY ROOM. The AGM is scheduled for Tuesday, October 23, 2018 at the Tabb Library.
 9. Adjournment: Mr. Ebert adjourned the meeting at 8:14 pm.

Submitted by Victory Community Management, Inc.