



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes  
October 16, 2018**

1. **Call to Order**: Mr. Sharadin convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:02pm 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  
Lou Lafrenaye: Stormwater/CERT Coordinator  
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

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

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 September 18, 2018.

3. **Home Owner Forum**: No homeowners attended to present any issues.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed there were no new developments.
- b) **Website Editor**: Mr. Flanagan emailed his report that he performed the normal web maintenance for the Tabb Lakes site.
- c) **Beautification Committee**: Ms. Hurst emailed her report that the committee has planted Knock Out roses at the neighborhood entrance at Mid-Atlantic Dr. Other plantings will be added as time permits.
- d) **Lakes Management**: Mr. Noble reported the monthly routine maintenance was performed and all equipment is working properly.
- e) **Storm Water**: Mr. Lafrenaye reported there was no major damage resulting from the recent tropical storm.
- f) **CERT**: Mr. Lafrenaye reported on the committee's recent efforts to prepare to assist the neighborhood, if necessary, during a forecasted tropical storm.



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- g) Welcoming Committee: Mr. Ebert emailed his report that no new residents were welcomed to the neighborhood since the last Board meeting.
  - h) Grounds Maintenance: Ms. Knaub reported no new developments.
  - i) Architectural Review (ARC): Ms. Knaub reported there have been no ARC requests approved since the last meeting.
  - j) Covenants Compliance: Ms. Knaub reviewed the latest inspection report and answered questions from the Board.
5. **Treasurer's Report**: Mr. Rossi presented the Fiscal Year-End financial report and answered questions from the Board.
6. **Old Business**
- 2018 AGM Prep: Board and committee members reviewed the slide presentation which will be used at the AGM. The announcement signs will be placed at the neighborhood entrances.
  - 2018 Nominations/Board Terms: Mr. Maddox reported on the status of nominations for volunteers willing to fill the open Board member position.
  - Landscaping at Lake 1 Dredging Site: Mr. Noble reported no new developments.
  - Lake 2 Coordinator Position: Mr. Noble reported no new developments.
  - Possible Lake 2 Dredging: Mr. Lafreneye reported no new developments.
  - Neighborhood Road Conditions/VDOT Resurfacing: Due to Mr. Ebert's absence this item was tabled for a future meeting.
  - Open Items From Previous Meetings: The Board reviewed updates on the open items.
7. **New Business**
- There was no new business.
8. **Date Confirmation**: The Annual General Meeting is scheduled for Tuesday, October 23, 2018 at the Tabb Library. The next regular Board meeting is scheduled for Tuesday, November 20, 2018 at the Poquoson Public Library.
9. **Adjournment**: Mr. Sharadin adjourned the meeting at 8:22 pm.

Submitted by Victory Community Management, Inc.

Approved Minutes