



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes  
March 19, 2019**

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  
Ellis Sharadin: Vice President  
Samuel Ray: Member-at-Large  
Ron Maddox: Member-at-Large  
Charlie Rossi: Secretary/Treasurer  
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ruhana Saif: Member-at-Large  
Angela Hurst: Beautification Coordinator  
Clint Flanagan: Website Coordinator  
John Noble: Lakes Coordinator  
Lou Lafrenaye: Stormwater/CERT Coordinator  
Shirley Flanagan: Newsletter Editor  
Neal VanHouten: Neighborhood Watch 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 February 19, 2019.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed her report that the newsletter was published as scheduled. The next newsletter will go out at the end of April and will need to contain the date of the Spring Yard Sale.
- 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 that there are no new developments.
- d) **Lakes Management**: Mr. Ebert reported no new developments.
- e) **Storm Water**: Mr. Lafrenaye emailed his report with updates about a York Co. Capital Improvement Project to improve the Tabb Lakes outflow area and about a business that is interested in meeting with him and the Board to discuss a possible building project and the related impact on the drainage in Tabb Lakes.

APPROVED MINUTES



- f) CERT: Mr. Lafrenaye emailed that there are no new developments.
  - g) Welcoming Committee: Mr. Ebert reported that there were no new residents to be welcomed to the neighborhood since the last Board meeting.
  - h) Neighborhood Watch: No coordinator present; no report given.
  - i) Grounds Maintenance: Ms. Knaub reported on efforts to repair the grass at the side of the road along Mid-Atlantic Place and to obtain VDOT's assistance in providing a permanent solution to the problem.
  - j) Architectural Review (ARC): Ms. Knaub reported there have been two (2) ARC requests approved since the last Board meeting
    - 116 Tiger Paw Path – backyard fence
    - 140 Gardenville Dr – new front porch
  - k) Covenants Compliance: Ms. Knaub reviewed the report from the latest Covenants Compliance inspection and answered questions from the Board. She also updated the Board on three properties with ongoing covenants compliance issues.
5. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report and answered questions from the Board. He reported that approximately 90% of the annual assessment payments have been received. Victory Community Management will be asked to issue late notices to those who have not paid.
6. **Old Business**
- Landscaping at Lake 1 Dredging Site: Mr. Ebert reviewed the estimate for landscaping at the Lake 1 dredging site and clarified the changes to the estimate desired by the Board.
  - Possible Lake 2 Dredging: Mr. Ebert reported no new developments.
  - Neighborhood Road Conditions/VDOT Resurfacing: Mr. Ebert reported that he has submitted a request with VDOT for many potholes in the neighborhood streets to be repaired.
  - Dominion Watch Lights: Mr. Sharadin reported on his efforts to update the information about the neighborhood's Watch Lights that has been provided by Dominion Energy.
  - Open Items From Previous Meetings: The Board reviewed updates on the open items.



7. **New Business**

- **Annual Reserve Study Review:** Ms. Knaub explained the purpose and scope of the TLHA Reserve Study. The Board completed a review of the 2017 Reserve Study Summary.
- **Mid-Atlantic Place:** The Board discussed several safety concerns related to traffic and road issues along Mid-Atlantic Place.

8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, April 16, 2019 at the Poquoson Public Library.

9. **Adjournment:** Mr. Ebert adjourned the meeting at 8:26 pm.

Submitted by Victory Community Management, Inc.