



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes
April 16, 2019**

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
Samuel Ray: Member-at-Large
Ruhana Saif: Member-at-Large
Charlie Rossi: Secretary/Treasurer
John Noble: Lakes Coordinator
Clint Flanagan: Website Coordinator
Shirley Flanagan: Newsletter Editor
Sarah Knaub: Association Manager, Victory Community Management

1 Homeowner was in attendance

Personnel absent:

Ron Maddox: Member-at-Large
Angela Hurst: Beautification Coordinator
Lou Lafrenaye: Stormwater/CERT Coordinator
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 March 19, 2019.

3. **Home Owner Forum:** One homeowner attended to provide the Board with an update on his progress working with the York County authorities to reduce industrial noise coming from a nearby business that can be heard from several Tabb Lakes homes.

4. **Committee Reports:**

- a) **Newsletter Editor:** Ms. Flanagan reported that the next newsletter deadline is Monday, April 22. Topics for articles were discussed. The Spring Yard Sale will be held on Saturday, May 18, 2019.
- b) **Website Editor:** Mr. Flanagan reported that he performed the normal web maintenance for the Tabb Lakes site. He is also working on some updates to the site.
- c) **Beautification Committee:** Ms. Hurst emailed that the Yard of the Month program will start again in May.

APPROVED MINUTES



- d) Lakes Management: Mr. Noble reported that there will be herbicide applied to the lakes that will make the water unsuitable for irrigation for the month of May. Ms. Knaub has also obtained service histories and equipment costs for the past few years from Solitude. The Lakes Coordinators and Board will use this information to guide future decisions about whether to repair or replace equipment as issues arise.
- e) Storm Water: Mr. Lafrenaye reported that he removed a blockage from one of the lake outflow pipes.
- f) CERT: Mr. Lafrenaye emailed that there are no new developments.
- g) Welcoming Committee: Mr. Ebert reported that he welcomed one (1) new resident 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 obtain VDOT's assistance in providing a permanent solution to the problem of cars driving onto the side of the road at Mid-Atlantic Place. The irrigation system has been turned back on at the 134 entrance and the contractor found no issues with the system.
- j) Architectural Review (ARC): Ms. Knaub reported there have been five (5) ARC requests approved since the last Board meeting
- 205 TLD — new concrete driveway incl. dw apron
 - 112 BWD — wooden retaining wall along ditch
 - 105 JJ — A/C unit added to Grandfathered A/C Unit list
 - 214 GVD — backyard privacy fence (white vinyl)
 - 210 MM — exterior door/trim color change (to dark gray)
- 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 94% of the annual assessment payments have been received. Victory Community Management will be sending out 2nd Late Notices to those homeowners whose payments have not been received.
6. **Old Business**
- Landscaping at Lake 1 Dredging Site: Mr. Ebert reported that he has requested some revisions to the original estimate for landscaping along Lake 1.



- Possible Lake Dredging: Mr. Lafrenaye emailed his report that he should have the draft scope of work for dredging Lake 2 and the end of Lake 1 by the next meeting.
- Neighborhood Road Conditions/VDOT Resurfacing: Mr. Ebert reported on his efforts to have VDOT complete some road repairs in the neighborhood.
- Dominion Watch Lights: Mr. Sharadin reported he has provided updated information about the neighborhood's Watch Lights to Dominion Energy.
- Improvements at Mid-Atlantic Place: Mr. Sharadin reported on his progress with improving safety at the Mid-Atlantic Place entrance to the neighborhood.
- Open Items From Previous Meetings: The Board reviewed updates on the open items.

7. **New Business**

- Proposed Car Wash: Mr. Ebert, Mr. Sharadin and Mr. Ray reported on a recent meeting they attended about a proposed business on Route 17 and its potential impact on the neighborhood's stormwater drainage system.

8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, May 21, 2019 at the Poquoson Public Library in the Large Study Room.

9. **Adjournment**: Mr. Ebert adjourned the meeting at 8:27 pm.

Submitted by Victory Community Management, Inc.