



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes**  
**May 21, 2019** **MINUTES**

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  
Ron Maddox: Member-at-Large  
Charlie Rossi: Secretary/Treasurer  
Clint Flanagan: Website Coordinator  
Angela Hurst: Beautification Coordinator  
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ruhana Saif: Member-at-Large  
Lou Lafrenaye: Stormwater/CERT Coordinator  
Neal VanHouten: Neighborhood Watch Coordinator  
John Noble: Lakes 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 April 16, 2019.

3. **Home Owner Forum**: No homeowners were present; no issues discussed.

4. **Committee Reports**:

- a) **Newsletter Editor**: Mr. Flanagan reported for Ms. Flanagan that there are no new developments.
- b) **Website Editor**: Mr. Flanagan reported he performed the normal web maintenance for the Tabb Lakes site. He has also continued updating the site with new photos.
- c) **Beautification Committee**: Ms. Hurst reported the first Yard of the Month has been awarded to 202 Richard Run.
- d) **Lakes Management**: Mr. Noble emailed that the second and final herbicide treatment will be applied to the lakes within the next week. After June 1 the water can once again be used by lakeside residents for irrigation. Mr. Ray reported an issue with an aerator as reported to him by a homeowner.

APPROVED MINUTES



- e) Storm Water: Mr. Lafrenaye emailed no new developments.
  - f) CERT: Mr. Lafrenaye emailed no new developments.
  - g) Welcoming Committee: Mr. Ebert reported welcoming three (3) new residents to the neighborhood since the last Board meeting.
  - h) Neighborhood Watch: Mr. VanHouten emailed his report that he has been communicating with the York County Sheriff's Department about specific crime prevention methods that may be available to the neighborhood. Mr. Ray reported a concern about vehicles speeding on the neighborhood streets. The York County speed trailer will be requested to be placed on Bridge Wood Dr.
  - i) Grounds Maintenance: Ms. Knaub reported no new developments. Mr. Ebert reported he and Mr. Noble reinstalled the Lake Rules sign at the common area next to Lake 1.
  - j) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last Board meeting:
    - 127 Leslie Lane – Shed
    - 105 Leslie Lane – Dock
    - 222 Tiger Run – Fence
  - 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. The Association's attorney has confirmed that the Association is authorized to hire contractors to go on to one property to remedy all covenants compliance violations. The costs will then be submitted to the court for collection from the homeowner.
5. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report and answered questions from the Board. He reported that approximately 98% of the annual assessment payments have been received. Victory Community Management will be sending out 3rd Late Notices to those homeowners whose payments have not been received.
6. **Old Business**
- Landscaping at Lake 1 Dredging Site: A motion was made, seconded and unanimously approved to contract with Ken Matthews Garden Center to complete the landscaping at the site of the Lake 1 dredging. The project will be funded by the Reserve Fund as part of the dredging project.



- Possible Lake Dredging: Due to Mr. Lafrenaye's absence this item was tabled until a future meeting.
- Neighborhood Road Conditions/VDOT Resurfacing: Mr. Ebert reported on his efforts to have VDOT complete some road repairs in the neighborhood.
- Improvements at Mid-Atlantic Place: Mr. Sharadin reported on his progress with improving safety at the Mid-Atlantic Place entrance to the neighborhood. Ms. Knaub reported no new developments.
- 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.
- Potential TLHA Governing Document Revisions: Ms. Knaub reviewed the potential benefits of having the TLHA Declaration and By Laws rewritten. Possible improvements will be presented to the membership to obtain their feedback and comments at a future meeting.

8. Date Confirmation: The next regular Board meeting is scheduled for Tuesday, June 18, 2019 at the Poquoson Public Library in the Large Study Room.

9. Adjournment: Mr. Ebert adjourned the meeting at 8:07 pm.

Submitted by Victory Community Management, Inc.