



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes
June 18, 2019**

MINUTES

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 6:59 pm in the Poquoson Public Library, Poquoson, VA.

Personnel in attendance:

Keith Ebert: President
Ellis Sharadin: Vice President
Charlie Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/CERT Coordinator
John Noble: Lakes Coordinator
Sarah Knaub: Association Manager, Victory Community Management

1 Homeowner was in attendance

Personnel absent:

Ron Maddox: Member-at-Large
Samuel Ray: Member-at-Large
Ruhana Saif: Member-at-Large
Neal VanHouten: Neighborhood Watch Coordinator
Angela Hurst: Beautification Coordinator
Clint Flanagan: Website Coordinator
Shirley Flanagan: Newsletter Editor

There were not enough Board members present for a quorum.

2. **Approval of Previous Minutes**: The minutes from the BOD meeting held May 21, 2019 will be approved via email.

3. **Home Owner Forum**: One homeowner was present

4. **Committee Reports**:

- a) **Newsletter Editor**: No coordinator present; no report submitted.
- b) **Website Editor**: Mr. Flanagan reported via email he performed the normal web maintenance and has continued updating the Tabb Lakes site.
- c) **Beautification Committee**: Ms. Hurst emailed her report that the 2nd Yard of the Month has been awarded to 116 Tiger Paw Path.
- d) **Lakes Management**: Mr. Noble reported the water can once again be used by lakeside residents for irrigation. A work order has been submitted for the sub-surface aeration system for Lake 2.

APPROVED MINUTES



- e) Storm Water: Mr. Lafrenaye reported the system has responded well to the recent heavy rains.
 - f) CERT: Mr. Lafrenaye reported he will be sending out information about hurricane season soon.
 - 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 no new developments.
 - i) Grounds Maintenance: Ms. Knaub gave an update on the plantings at the Route 134 entrance. The Board requested she obtain a quote for replacing some of the plants that have died.
 - j) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last Board meeting:
 - 202 Richard Run – DW expansion & sidewalk
 - 907 Tabb Lakes Dr. – Exterior: siding/trim/shutters (sim. colors)
 - 308 Bridge Wood Dr. – Exterior: doors & shutters color change to WineberryThere is one homeowner who has installed a shed without obtaining ARC approval. Ms. Knaub reported that she has mailed a letter and ARC form to the homeowner but has not received a response. She will follow up with the homeowner.
 - 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 two 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 98% of the annual assessment payments have been received. Victory Community Management will be sending out 4th Late Notices via Certified Mail/Return Receipt Requested to those homeowners whose payments have not been received.
6. **Old Business**
- Possible Lake Dredging: Mr. Lafrenaye presented information about two areas of the Association's lakes that he believes will be the next areas to require dredging. Research will continue in order to better understand the possible strategies that contractors will be able to use to complete the work and what the potential costs might be.



- 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 on efforts to obtain VDOT's assistance.
- Proposed Car Wash: Mr. Ebert reported on a recent York County Planning Commission meeting he and Mr. Lafrenaye attended about a proposed business on Route 17 and its potential impact on the neighborhood's stormwater drainage system. The proposal was approved by the Planning Commission and will be voted on by the Board of Supervisors at 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 next regular Board meeting is scheduled for Tuesday, July 16, 2019 at the Poquoson Public Library.

9. **Adjournment**: Mr. Ebert adjourned the meeting at 8:38 pm.

Submitted by Victory Community Management, Inc.