



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

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

MINUTES

1. **Call to Order**: Mr. Sharadin convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:01 pm in the Poquoson Public Library, Poquoson, VA.

Personnel in attendance:

Ellis Sharadin: Vice President
Ron Maddox: Member-at-Large
Samuel Ray: Member-at-Large
Ruhana Saif: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/CERT Coordinator
John Noble: Lakes Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Keith Ebert: President
Neal VanHouten: Neighborhood Watch Coordinator
Angela Hurst: Beautification Coordinator
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Website Coordinator

2. **Approval of Previous Minutes**: Mr. Sharadin made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meetings held May 21, 2019 and June 18, 2019.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed her report that the next newsletter deadline is August 26, 2019.
- b) **Website Editor**: Mr. Flanagan reported via email he performed the normal web maintenance over the last month.
- c) **Beautification Committee**: Ms. Hurst emailed her report that the 3rd Yard of the Month has been awarded to 124 Leslie Lane.
- d) **Lakes Management**: Mr. Noble reported on an issue with Blue Green Algae that has been remedied on the lakes. Several issues with lake equipment were also taken care of

APPROVED MINUTES



this month. Mr. Noble also updated the Board on possible muskrat or nutria activity on Lake 2.

- e) Storm Water: Mr. Lafrenaye reported the neighborhood's stormwater drainage system has been functioning well.
 - f) CERT: Mr. Lafrenaye reported several CERT volunteers will be volunteering at York County's Safety Town program and will be participating in a Ham radio simulation over the next month.
 - g) Welcoming Committee: Mr. Ebert reported via email that he has welcomed six (6) new residents to the neighborhood since the last Board meeting.
 - h) Neighborhood Watch: Mr. VanHouten emailed no new developments.
 - i) Grounds Maintenance: Ms. Knaub presented two estimates for replacing some of the plants at the Route 134 entrance. Mr. Sharadin made a motion, which was seconded and unanimously approved to accept the proposal from Ken Matthews Garden Center to replace the plants. The work will be added to the work to be performed at the Lake 1 dredging site in the fall. Mr. Lafrenaye updated the Board on plans to install plants on the berm by Lake 1.
 - j) Architectural Review (ARC): Ms. Knaub reported there has been one (1) ARC request approved since the last Board meeting:
 - 108 Tiger Paw Path—Replacement of wooden retaining wall along front ditch

There is one homeowner who has installed a shed without obtaining ARC approval. Ms. Knaub reported that she mailed a second letter and ARC form to the homeowner via certified/return receipt requested mail 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. The Board approved proceeding with hiring contractors to remedy maintenance violations at one property for which the Association has a court order authorizing them to do so. The cost of the work will be charged to the homeowner.
5. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report and answered questions from the Board. He reported that 99% of the annual assessment payments have been received.



6. **Old Business**

- **Possible Lake Dredging:** Mr. Lafrenaye reported on his efforts to obtain quotes for a scope of work for 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 increasing the lighting at the Mid-Atlantic Place entrance to the neighborhood. Ms. Knaub reported on efforts to obtain VDOT's assistance with signage or paint. She also reported the County engineer put the area on her list for the next round of sidewalk proposals she submits to VDOT.
- **Proposed Car Wash:** Mr. Ebert returned from the York County Board of Supervisors meeting and reported that they voted against approving a proposed business on Route 17 due to its potential impact on other similar nearby businesses and the TLHA stormwater drainage system.
- **Open Items From Previous Meetings:** The Board reviewed updates on the open items.

7. **New Business:**

- **Neighborhood Block Party:** The Board approved a \$250 donation to the 2019 Neighborhood Block Party. The event will take place on August 24 in the Tabb Library parking lot.

8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, August 20, 2019 at the Poquoson Public Library.

9. **Adjournment:** Mr. Sharadin adjourned the meeting at 8:25 pm.

Submitted by Victory Community Management, Inc.