



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

Board of Director's Monthly Meeting Minutes September 17, 2019

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:05 pm in the Poquoson Public Library, Poquoson, VA.

Personnel in attendance:

Keith Ebert: President
Ellis Sharadin: Vice President
Ron Maddox: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Angela Hurst: Beautification Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ruhana Saif: Member-at-Large
Lou Lafrenaye: Stormwater/CERT Coordinator
Samuel Ray: Member-at-Large
Shirley Flanagan: Newsletter Editor
John Noble: Lakes Coordinator
Neal VanHouten: Neighborhood Watch Coordinator
Clint Flanagan: Website 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 August 20, 2019.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported the third quarter newsletter went out as scheduled. Fourth quarter newsletter submissions are due on November 25.
- b) **Website Editor**: Mr. Flanagan reported via email he performed the normal website maintenance this month.
- c) **Beautification Committee**: Ms. Hurst reported that the last Yard of the Month has been awarded to 114 Jonathan Junction. Information about the holiday decorating contest will be in the November newsletter.
- d) **Lakes Management**: Mr. Noble sent in his report that all equipment is functioning properly.
- e) **Storm Water**: Mr. Lafrenaye emailed his report of efforts to check the outflow area and lakes before and after a recent storm.



- f) CERT: Mr. Lafrenaye emailed his report of efforts to disseminate information to committee members in preparation for a recent storm.
 - g) Welcoming Committee: Mr. Ebert reported that there were no new residents to welcome to the neighborhood since the last Board meeting.
 - h) Neighborhood Watch: No coordinator present; no report given.
 - i) Grounds Maintenance: Ms. Knaub reported on some trees at the Route 134 entrance that are beginning to hang out over the road. A motion was made, seconded and unanimously approved to hire Hanson Tree Care to prune the trees.
 - j) Architectural Review (ARC): Ms. Knaub reported there have been two (2) ARC requests approved since the last Board meeting. She has also resolved an issue with a shed that had been installed without ARC approval.
 - 304 Bridge Wood Dr.—Exterior color changes
 - 500 Tabb Lakes Dr.—Exterior color changes
 - k) Covenants Compliance: Ms. Knaub reviewed the report from the latest Covenants Compliance inspection and answered questions from the Board.
5. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report and answered questions from the Board. A draft of the FY2019-2020 budget will be sent out via email.
6. **Old Business**
- Possible Lake Dredging: Mr. Ebert reported on meetings with representatives from two different lake maintenance companies to obtain estimates and information about two possible lake dredging projects.
 - Improvements at Mid-Atlantic Place: Mr. Sharadin reported on his progress with increasing the lighting at the Mid-Atlantic Place entrance to the neighborhood. He also reported that he will follow up with the manager of the Speedway gas station about installing a stop sign and stop line at their exit onto Mid-Atlantic Place.
 - AGM Plans: The Board requested that Victory Community Management update the slide presentation for this year's annual membership meeting. Board Members and Committee Coordinators will submit their revisions to Ms. Knaub by October 7. An email reminding residents of the Oct. 23 AGM will be sent out through the newsletter's electronic distribution list.
 - Open Items From Previous Meetings: The Board reviewed updates on the open items.



7. **New Business:**

- **2019 Nominations/Board Terms:** All Board members present expressed interest in serving for another term.

Board Member	Beginning of Term	End of Term
Keith Ebert	November 1, 2016	October 31, 2019
Ron Maddox	November 1, 2017	October 31, 2019
Ellis Sharadin	November 1, 2017	October 31, 2019
Sam Ray	November 1, 2018	October 31, 2020
Rhuhana (Sony) Saif	November 1, 2018	October 31, 2020

8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, October 15 2019 in the Large Study Room at the Poquoson Public Library. The AGM is scheduled for October 23, 2019 at 7pm at the Tabb Library.

9. **Adjournment:** Mr. Ebert adjourned the meeting at 8:02 pm.

Submitted by Victory Community Management, Inc.