



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes  
October 15, 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  
Ron Maddox: Member-at-Large  
Charlie Rossi: Secretary/Treasurer  
Ruhana Saif: Member-at-Large  
Lou Lafrenaye: Stormwater/CERT Coordinator  
Samuel Ray: Member-at-Large  
John Noble: Lakes Coordinator  
Neal VanHouten: Neighborhood Watch Coordinator  
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Shirley Flanagan: Newsletter Editor  
Clint Flanagan: Website Coordinator  
Angela Hurst: Beautification 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 September 17, 2019.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed that fourth quarter newsletter submissions are due on November 25.
- b) **Website Editor**: Mr. Flanagan reported via email he performed the normal website maintenance and backups this month.
- c) **Beautification Committee**: Ms. Hurst reported that the rose bushes at the Mid-Atlantic Place entrance have been trimmed.
- d) **Lakes Management**: Mr. Noble reported that the routine maintenance has been performed and all equipment is functioning properly.
- e) **Storm Water**: Mr. Lafrenaye reported on efforts to prep the neighborhood's stormwater system in advance of a recently predicted storm.
- f) **CERT**: Mr. Lafrenaye reported on some upcoming training provided by the County.

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- g) Welcoming Committee: Mr. Ebert reported welcoming five (5) new residents to the neighborhood since the last Board meeting.
  - h) Neighborhood Watch: Mr. VanHouten reported that the August and September York County crime reports showed no major activity in the neighborhood.
  - i) Grounds Maintenance: Ms. Knaub reported the trees at the Route 134 entrance have been trimmed.
  - j) Architectural Review (ARC): Ms. Knaub reported there has been one (1) ARC request approved since the last Board meeting.
    - 101 Tiger Paw Path—12'x8' shed
  - 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.
6. **Old Business**
- Improvements at Mid-Atlantic Place: Mr. Sharadin and Ms. Knaub reported no new developments. Mr. Noble reported that the stop sign Mr. Sharadin requested has been installed at the exit from the gas station onto Mid-Atlantic Place.
  - AGM Plans: Board and committee members reviewed the slide presentation which will be used at the AGM. The announcement signs will be placed at the neighborhood entrances.
  - Open Items From Previous Meetings: The Board reviewed updates on the open items.
7. **New Business**:
- Lake 1 & Lake 2 Dredging Proposals: Mr. Lafrenaye presented a quote obtained for possible dredging projects on Lake 1 and Lake 2.
8. **Date Confirmation**: The AGM is scheduled for October 23, 2019 at 7pm at the Tabb Library. The next regular Board meeting is scheduled for Tuesday, November 19, 2019 at the Poquoson Public Library.
9. **Adjournment**: Mr. Ebert adjourned the meeting at 8:50 pm.

Submitted by Victory Community Management, Inc.

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