



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes
November 19, 2019**

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
Charlie Rossi: Secretary/Treasurer
Samuel Ray: Member-at-Large
Angela Hurst: Beautification Coordinator
Lou Lafrenaye: Stormwater/CERT Coordinator

Personnel absent:

Keith Ebert: President
Ruhana Saif: Member-at-Large
Neal VanHouten: Neighborhood Watch Coordinator
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Website Coordinator
John Noble: Lakes Coordinator
Sarah Knaub: Association Manager, Victory Community Management

2. **Approval of Previous Minutes**: Mr. Sharadin made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held October 15, 2019 and the AGM held October 23, 2019.

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

4. **Committee Reports**:

a) **Newsletter Editor**: No coordinator present. Topics for articles to be in the next newsletter were discussed.

b) **Website Editor**: No coordinator present; no report given.

c) **Beautification Committee**: Ms. Hurst reported that mums and pansies have been planted at the neighborhood entrances. Holiday decorations will be hung in the next couple of weeks.

d) **Lakes Management**: Mr. Noble reported via email that the aerators on Lake 2 are not functioning. Solitude has been contacted and should be out by the end of the week.

APPROVED MINUTES



- e) Storm Water: Mr. Lafrenaye reported no new developments.
 - f) CERT: Mr. Lafrenaye reported on his progress with reinstalling the Neighborhood Watch and CERT signs at the Mid-Atlantic Place entrance to the neighborhood.
 - g) Welcoming Committee: Mr. Ebert emailed his report 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 sent her report that she will be confirming the irrigation system winterization with Southwell Irrigation.
 - j) Architectural Review (ARC): Ms. Knaub reported there has been one (1) ARC request approved since the last Board meeting.
 - 922 Tabb Lakes Dr — Backyard fence
 - k) Covenants Compliance: Ms. Knaub emailed the report from the latest Covenants Compliance inspection to the Board. This was the last formal inspection of the year. The next full inspection will take place in February.
5. **Treasurer's Report**: Mr. Rossi presented the latest Treasurer's Report and answered questions from the Board. Mr. Sharadin made a motion, which was seconded and unanimously approved to approve the FY 2019-2020 Budget.
6. **Old Business**
- Improvements at Mid-Atlantic Place: Ms. Knaub sent her report that VDOT has extended the double yellow line from Route 17 to Bridge Wood Dr. Mr. Sharadin reported he has calls in to Dominion Energy and VDOT and is waiting for their response.
 - Open Items From Previous Meetings: The Board reviewed updates on the open items.
7. **New Business**:
- Election of Board Officers: Mr. Sharadin made a motion, which was seconded and unanimously approved to appoint Keith Ebert to the office of President of the Board of Directors and to appoint Charles Rossi to the offices of Secretary and Treasurer of TLHA. A motion was made, seconded and unanimously approved to appoint Ellis Sharadin to the office of Vice President of the Association. The appointments became effective immediately and will continue for a period of one year (to November 2020 Board meeting).

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8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, January 21, 2020 at the Poquoson Public Library in the Group Study Room. There will be no December Board meeting.
9. **Adjournment:** Mr. Sharadin adjourned the meeting at 7:40 pm.

Submitted by Victory Community Management, Inc.