



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes
January 21, 2020**

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:14 pm in the Poquoson Public Library, Poquoson, VA.

Personnel in attendance:

Keith Ebert: President
Ron Maddox: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Samuel Ray: Member-at-Large
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ellis Sharadin: Vice President
Ruhana Saif: Member-at-Large
Angela Hurst: Beautification Coordinator
Lou Lafrenaye: Stormwater/CERT Coordinator
Clint Flanagan: Website Coordinator
Neal VanHouten: Neighborhood Watch Coordinator
Shirley Flanagan: Newsletter Editor
John Noble: Lakes 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 November 19, 2019.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: No coordinator present; no report given.
- b) **Website Editor**: Mr. Flanagan emailed his report that he completed the usual website maintenance and updated the homeowners' electronic distribution list.
- c) **Beautification Committee**: Ms. Hurst reported the Holiday Decorations Contest winners via email. The nighttime contest winner was 401 Bridgewood Dr. and the daytime winner was 205 Heath Place.
- d) **Lakes Management**: Mr. Ebert reported a potential issue with the Lake 2 aerators.
- e) **Storm Water**: Mr. Lafrenaye emailed his report on efforts to remove debris that has accumulated at the outflow pipes at the end of Lake 1. York County has been contacted and will be providing some assistance.

APPROVED MINUTES



- f) CERT: Mr. Lafrenaye reported no new developments.
 - g) Welcoming Committee: Mr. Ebert reported that he has welcomed seven (7) new residents since the last Board meeting.
 - h) Neighborhood Watch: Mr. VanHouten emailed no new developments.
 - i) Grounds Maintenance: Ms. Knaub reported no new developments.
 - j) Architectural Review (ARC): Ms. Knaub reported there has been one (1) ARC request submitted since the last Board meeting.
 - 504 Tabb Lakes Dr — Shed (approval pending)
 - k) Covenants Compliance: Ms. Knaub reported that Covenants Compliance inspections will resume in February. This inspection will be mainly to identify dirty/stained roofs and rusty chimney caps. The list will be given to the Board for confirmation; Board member votes will be used to determine which properties are sent violation notices.
5. **Treasurer's Report**: Mr. Rossi presented the latest Treasurer's Report and answered questions from the Board. Ms. Knaub confirmed that the 2020 annual assessment letters will be mailed in the next week.
6. **Old Business**
- Improvements at Mid-Atlantic Place: Mr. Ebert reported that he and Mr. Sharadin will be meeting with York County staff to discuss potential options for having a streetlight installed.
 - Open Items From Previous Meetings: The Board reviewed updates on the open items.
7. **New Business**:
- Possible Association Documents Rewrite: Ms. Knaub was asked to investigate details of the initial steps in a potential revision of the Association's governing documents.
8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, February 18, 2020 at the Poquoson Public Library.
9. **Adjournment**: Mr. Ebert adjourned the meeting at 7:55 pm.

Submitted by Victory Community Management, Inc.

APPROVED MINUTES