

Tabb Lakes Homes Association

Board of Director's Monthly Meeting Minutes February 18, 2020

1. <u>Call to Order</u>: Mr. Sharadin convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:02 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

Angela Hurst: Beautification Coordinator Lou Lafrenaye: Stormwater/CERT Coordinator

Shirley Flanagan: Newsletter Editor John Noble: Lakes Coordinator

Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Keith Ebert: President

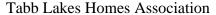
Ruhana Saif: Member-at-Large Charlie Rossi: Secretary/Treasurer Clint Flanagan: Website Coordinator

Neal VanHouten: Neighborhood Watch Coordinator

- 2. <u>Approval of Previous Minutes:</u> Mr. Sharadin made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held January 21, 2020.
- 3. **Home Owner Forum**: No homeowners present.

4. Committee Reports:

- a) Newsletter Editor: Ms. Flanagan reported the next newsletter deadline is Feb. 24. Topics for articles were discussed.
- b) Website Editor: Mr. Flanagan emailed his report that he completed the usual website maintenance and also added 4 new subscribers to the email distribution list. There are currently 275 homes subscribed to both the E-Newsletter and email notification lists with an additional 30 homes subscribed to just the email notification list.
- c) <u>Beautification Committee</u>: Ms. Hurst reported no new developments.
- d) <u>Lakes Management</u>: Mr. Noble reported no new developments.
- e) <u>Storm Water</u>: Mr. Lafrenaye reported that the outflow area in Lake 1 has been cleaned out. The stormwater drainage system did well after the recent 3-inch rain.





- f) <u>CERT</u>: Mr. Lafrenaye reported the statewide Tornado Drill will be held on March 17. The Neighborhood Block Party is planned for August 29th.
- g) <u>Welcoming Committee:</u> Mr. Ebert emailed that he has welcomed two (2) new residents since the last Board meeting.
- h) Neighborhood Watch: No coordinator present; no report submitted.
- i) <u>Grounds Maintenance</u>: Ms. Knaub reported that the annual maintenance on the new plants at Lake 1 has been completed.
- j) <u>Architectural Review (ARC)</u>: Ms. Knaub reported there has been one (1) ARC request approved since the last Board meeting.
 - 110 Elise Pl. Driveway extension to detached garage in back yard and sidewalk to front door
- k) <u>Covenants Compliance</u>: Ms. Knaub reported on the latest Covenants Compliance inspection. The inspection focused on dirty/stained roofs and rusty/peeling chimney caps. This list has been given to the Board for confirmation; Board member votes will be used to determine which properties are sent violation notices. The Board provided guidance on several outstanding covenants compliance issues.
- 5. <u>Treasurer's Report</u>: Ms. Knaub presented the latest Treasurer's Report provided by Mr. Rossi.

6. Old Business

- <u>Improvements at Mid-Atlantic Place</u>: Mr. Ray made a motion which was seconded and unanimously approved to pay Dominion \$150.18 to convert the Watch Light at 317 BWD to an LED fixture that would provide a higher light output.
- Open Items From Previous Meetings: The Board reviewed updates on the open items.
- 7. **New Business**: No new business was brought before the Board.
- 8. **<u>Date Confirmation</u>**: The next regular Board meeting is scheduled for Tuesday, March 17, 2020 at the Poquoson Public Library in the LARGE STUDY ROOM.
- 9. **Adjournment**: Mr. Sharadin adjourned the meeting at 8:12 pm.

Submitted by Victory Community Management, Inc.