



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes
May 19, 2020**

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:10 pm. The meeting was held via Zoom in accordance with Amendment 28 to the House Bills 29 and 30 during the State of Emergency due to the coronavirus pandemic.

Personnel in attendance:

Keith Ebert: President
Samuel Ray: Member-at-Large
Ruhana Saif: Member-at-Large
Charlie Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/CERT Coordinator
Clint Flanagan: Website Coordinator
Shirley Flanagan: Newsletter Editor
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ellis Sharadin: Vice President
Ron Maddox: Member-at-Large
Neal VanHouten: Neighborhood Watch Coordinator
John Noble: Lakes Coordinator
Angela Hurst: Beautification Coordinator

There were 5 homeowners in attendance, representing 3 different properties.

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 April 21, 2020.

3. **Home Owner Forum**: The homeowners brought a concern before the Board about people who do not live on Lake 2 entering the properties around Lake 2 to fish. The Board confirmed that there is no common area at Lake 2 and that all land that abuts the lake is private property. Mr. Ebert will write a newsletter article to clarify this issue for all Tabb Lakes residents.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported that the next newsletter deadline is Monday, May 25. Topics for articles were discussed.
- b) **Website Editor**: Mr. Flanagan reported that he completed the usual website maintenance. He also updated the email distribution list and sent out several emails.

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- c) Beautification Committee: Ms. Hurst reported the May Yard of the Month winners were Bert and Toni Bradshaw, 103 Jonathan Junction.
- d) Lakes Management: Mr. Noble emailed his report that he has contacted the lake maintenance contractor about several pieces of lake equipment that are not currently operational. The lakes have received the first of two herbicide treatments making them unsuitable for irrigation until mid-June.
- e) Storm Water: Mr. Lafrenaye reported that all stormwater pipes and the outflow are currently operational.
- f) CERT: Mr. Lafrenaye reported no new developments.
- g) Welcoming Committee: Mr. Ebert reported he has welcomed three (3) new residents since the last Board meeting.
- h) Neighborhood Watch: No coordinator present; no report given.
- i) Grounds Maintenance: Mr. Ebert made a motion, which was seconded and unanimously approved, to have the landscape contractor remove some small maple trees beginning to grow along the edge of Lake 1.
- j) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last Board meeting.
- 907 Tabb Lakes Dr. — 12' x 20' Shed
 - 202 Monty Manor – Replace existing dock with larger one (8' x 16')
 - 110 Gardenville Dr. — 6' privacy fence along back of property
- There are two (2) pending ARC requests:
- 214 Gardenville Dr. — 10' x 16' Shed
 - 404 Tabb Lakes Dr. — Color change to all trim & wood areas on exterior of home
- k) Covenants Compliance: Ms. Knaub reported on the latest Covenants Compliance inspection and answered questions from the Board.
- While inspections will continue on their normal schedule, reasonable extensions to deadlines are being given for homeowners who request them due to the coronavirus pandemic.
5. Treasurer's Report: Mr. Rossi presented the latest Treasurer's Report and answered questions from the Board. 98% of all annual assessments have been paid.
6. Old Business
- Open Items From Previous Meetings: The Board reviewed updates on the open items.

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7. **New Business:**

- The Board requested Mr. Flanagan create a separate email distribution list to be used to send out information that is pertinent only to lakefront homeowners.

8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, June 16, 2020. Libraries have closed all meeting rooms through at least June, so even if the state restrictions have been lifted the meeting will be held via Zoom.

9. **Adjournment:** Mr. Ebert adjourned the meeting at 8:10 pm.

Submitted by Victory Community Management, Inc.