



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting Minutes
February 16, 2021**

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:06 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
Ellis Sharadin: Vice President
Ruhana Saif, Member-at-Large
Charlie Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/CERT Coordinator
Shirley Flanagan: Newsletter Editor
Neal VanHouten: Neighborhood Watch Coordinator
Clint Flanagan: Website Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ron Maddox: Member-at-Large
Samuel Ray: Member-at-Large
Angela Hurst: Beautification Coordinator

Homeowners Present: There was one (1) homeowner present.

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 January 19, 2021.

3. **Home Owner Forum**: No comments from homeowners.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed the next newsletter deadline is February 22. Topics for articles were discussed.
- b) **Website Editor**: Mr. Flanagan reported he completed the usual maintenance and upkeep.
- c) **Beautification Committee**: Ms. Hurst reported she has been communicating with a homeowner who is interested in volunteering with the Beautification Committee.
- d) **Lakes Management**: Ms. Knaub and Mr. Payne reported on repairs needed to the box covering the compressors for Lake 1.
- e) **Storm Water**: Mr. Lafrenaye reported on efforts to obtain a revised proposal for some dredging that may need to be done on Lake 1.
- f) **CERT**: Mr. Lafrenaye reported no new developments.

APPROVED MINUTES



- g) Welcoming Committee: Mr. Ebert reported there have been no new residents to welcome since the last Board meeting.
 - h) Neighborhood Watch: Mr. VanHouten provided an update from the York-Poquoson Sherriff's Office (YPSO). Homeowners are encouraged to register their exterior home surveillance cameras with the YPSO and to share their footage if needed. Homeowners are also reminded to call 911 if they hear or see anything unusual around their property.
 - i) Grounds Maintenance: Ms. Knaub reported no new developments.
 - j) Architectural Review (ARC): Ms. Knaub reported there have been two (2) ARC requests submitted since the last Board meeting. Both are currently pending approval.
 - 215 Tiger Run – Install solar panels on roof
 - 212 Gardenville – Install fence (height & design pending)
 - k) Covenants Compliance: Ms. Knaub reported the roof and chimney cap list has been sent to Board members. Board member votes will be used to determine which properties are sent violation notices. Mr. Ebert made a motion, which was seconded and unanimously approved to adopt a resolution allowing Victory Community Management to provide only a summary covenants compliance inspection report instead of a full report as has been provided in the past. The change is to ensure confidentiality of homeowner information and to preserve the board's appellate role if a board hearing were to become necessary.
5. Treasurer's Report: Mr. Rossi presented the latest Treasurer's Report and answered questions from the board.
6. Old Business
- Stormwater Ditches & Lakeside Vegetation/Tree Growth: This item was tabled until the next meeting.
 - Surveillance Cameras: Ms. Knaub and Mr. VanHouten provided information about two different outdoor surveillance camera systems. The board decided not to pursue further investigation at this time.
 - Open Items From Previous Meetings: The Board reviewed the Open Items.
7. New Business: Mr. Ebert reported he has requested several potholes be repaired on Mid-Atlantic Pl.
8. Executive Session: A motion was made, seconded and unanimously approved to move into Executive Session for the specific purpose of considering ongoing violations of the Association's declaration, rules and regulations at several neighborhood properties.
Upon exiting the Executive Session, a motion was made, seconded and unanimously approved to confirm one of the properties has been brought into compliance.
9. Date Confirmation: The next regular Board meeting is scheduled for Tuesday, March 16, 2021 at 7:00. The meeting will be held via Zoom.
10. Adjournment: Mr. Ebert adjourned the meeting at 8:23 pm.

Submitted by Victory Community Management, Inc.

APPROVED MINUTES