



Tabb Lakes Homes Association

P.O. Box 8088, Yorktown, VA 23693

**Board of Director's Monthly Meeting
July 20, 2021**

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:04pm. The meeting was held via Zoom.

Personnel in attendance:

Keith Ebert: President
Samuel Ray: Member-at-Large
Charles Rossi: Secretary/Treasurer
Angela Hurst: Beautification Coordinator
Ruhana Saif: Member-at-Large
Ron Maddox: Member-at-Large
Lou Lafrenaye: Stormwater/CERT Coordinator
Clint Flanagan: Website Coordinator
Kelly Goodwin: Activities Coordinator
Timothy Burke: Lake 1 Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ellis Sharadin: Vice President
Neal VanHouten: Neighborhood Watch Coordinator
Shirley Flanagan: Newsletter Editor
Jeffrey Payne: Lake 2 Coordinator

Homeowners Present: None

2. **Approval of Previous Minutes**: Mr. Ebert made a motion which was seconded and unanimously approved, to approve the minutes from the board meeting held June 15, 2021.

3. **Homeowner Forum**: No comments made.

4. **Committee Reports**:

- a) **Newsletter Editor**: Mr. Flanagan reported for Ms. Flanagan that the next newsletter deadline will be August 23. Information about the AGM should be available for this issue.
- b) **Website Editor**: Mr. Flanagan reported he completed maintenance on the web site, updated the homeowner databases, and sent out a couple of e-community emails.
- c) **Beautification Committee**: Ms. Hurst reported the July Yard of the Month was awarded to the Burtons at 102 Naurene Ct.
- d) **Lakes Management**: Mr. Payne reported he completed his monthly check of Lake 2 and its shoreline and found no major issues. Mr. Burke reported he believes one of the bubblers on Lake 1 is not operating properly and that he continues to dispose of trash washing up from the lake.



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- e) Storm Water: Mr. Lafrenaye reported he applied herbicide at the entrance to the trail and on the shore near the Lake 1 outflow. The board will request references and an additional site visit from the lake dredging contractor.
 - f) CERT: Mr. Lafrenaye reported he disseminated hurricane preparedness information prior to the last predicted storm.
 - g) Welcoming Committee: Mr. Ebert reported there has been one (1) new resident to welcome since the last Board meeting.
 - h) Neighborhood Watch: No report given; no coordinator present.
 - i) Activities: Ms. Goodwin discussed a few ideas for family-friendly neighborhood events.
 - j) Grounds Maintenance: Ms. Knaub reported no new developments.
 - k) Architectural Review (ARC): Ms. Knaub reported there has been 1 ARC request approved since the last board meeting:
312 Tabb Lakes Dr. – New siding & trim, replace wood fence with white vinyl
 - l) Covenants Compliance: The summary report from the latest covenants compliance inspection was emailed to the board prior to the meeting.
6. **Treasurer's Report**: Mr. Rossi presented the latest Treasurer's Report and answered questions from the board. 100% of 2021 Annual Assessments have been paid. The Financial Letter of Review has been received with no suggested changes to be made to the association's financial procedures.
7. **Old Business**
- Shoreline Maintenance: The board reviewed a draft document sent via email by Mr. Sharadin.
 - Neighborhood Signage: Mr. Ebert provided an update on efforts to have neighborhood signs installed at the secondary entrances.
 - Open Items From Previous Meetings: The Board reviewed the Open Items.
8. **New Business**: There was no new business.
9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, August 17, 2021 at 7:00. The meeting will be held at **the Poquoson Public Library**.
10. **Adjournment**: Mr. Ebert adjourned the meeting at 8:03 pm.

Submitted by Victory Community Management, Inc.