



**Board of Director's Monthly Meeting
August 17, 2021**

1. **Call to Order:** Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:05 pm. The meeting was held via Zoom.

Personnel in attendance:

Keith Ebert: President
Ellis Sharadin: Vice 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
Jeffrey Payne: Lake 2 Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Shirley Flanagan: Newsletter Editor
Clint Flanagan: Website Coordinator
Kelly Goodwin: Activities Coordinator
Timothy Burke: Lake 1 Coordinator

Homeowners Present: Two homeowners attended the meeting.

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 July 20, 2021.

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

4. **Committee Reports:**

- a) **Newsletter Editor:** Ms. Knaub reported for Ms. Flanagan that the next newsletter deadline will be August 23. Topics for newsletter articles were discussed.
- b) **Website Editor:** Mr. Flanagan emailed that he performed the usual monthly maintenance to the website and community email lists.
- c) **Beautification Committee:** Ms. Hurst reported the August Yard of the Month was awarded to the Collins family at 102 Tabb Lakes Dr.
- d) **Lakes Management:** Mr. Payne reported all equipment is currently functioning properly. He also reported he has cleaned a large quantity of plastic grocery bags out of the lake and off shorelines in the last few months. A reminder will be placed in the newsletter to homeowners to make sure all trash is picked up and contained properly.
- e) **Storm Water:** Mr. Lafrenaye reported on a recent meeting with Dan Hobby from Acelution. Mr. Lafrenaye, Mr. Ebert, Mr. Sharadin, and Ms. Saif met at Lake 1 on July 31 with Mr. Hobby to confirm understanding of the scope and process for the dredging to be performed near the



outflow. A motion was made, seconded and unanimously approved to approve the contract and proceed with the project, which will be paid for from the reserve fund. The project is scheduled to begin August 23 and should take about 2 weeks, depending on the weather. No private property will need to be utilized, but Bridge Wood Dr. will need to be closed for a few hours at the beginning and end for equipment mobilization. All homeowners will be informed of the project via the community email distribution list and a hardcopy letter will be delivered by Acelution staff to residents on both lakes. Mr. Lafrenaye also reported he is assembling documentation of all dredging information and history pertaining to the project to be posted on the Association's website.

- f) CERT: Mr. Lafrenaye reported several members participated in an annual amateur Ham radio simulation.
 - g) Welcoming Committee: Mr. Ebert reported there have been four (4) new residents to welcome since the last Board meeting.
 - h) Neighborhood Watch: Ms. Knaub reported for Mr. VanHouten that he is no longer able to chair this committee. A note will be placed in the upcoming newsletter soliciting volunteers.
 - i) Activities: No coordinator present; no report given.
 - j) Grounds Maintenance: Ms. Knaub reported no new developments.
 - k) Architectural Review (ARC): Ms. Knaub reported there have been no ARC requests since the last board meeting.
 - 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.
7. **Old Business**
- Shoreline Maintenance: The board reviewed a draft document sent via email by Mr. Sharadin. Revisions were suggested and will be sent out via email by Ms. Knaub.
 - 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**:
- AGM Planning: The AGM will be held Tuesday, October 26, 2021 at 7pm. Due to continuing concerns about Covid-19 the meeting will be held online via Zoom. Notification to homeowners will be provided in the upcoming issue of the newsletter, via the community email distribution list and with signs placed at the entrances.
 - Pet Waste Stations: Mr. Sharadin provided information about grants available to provide pet waste stations (mitt bag dispenser and trash receptacle) for installation in the neighborhood. The board weighed the cost of continuing maintenance and supplies against need and voted to table the idea indefinitely.



9. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, September 21, 2021 at 7:00. The meeting is tentatively scheduled to be held at **the Poquoson Public Library**. A final decision based on local coronavirus conditions will be made approximately one week prior to the meeting date.

10. **Adjournment:** Mr. Ebert adjourned the meeting at 8:39 pm.

Submitted by Victory Community Management, Inc.