



Board of Director's Monthly Meeting **September 21, 2021**

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:12 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
Ruhana Saif: Member-at-Large
Lou Lafrenaye: Stormwater/CERT Coordinator
Jeffrey Payne: Lake 2 Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ron Maddox: Member-at-Large
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Website Coordinator
Kelly Goodwin: Activities Coordinator
Timothy Burke: Lake 1 Coordinator
Angela Hurst: Beautification Coordinator

Homeowners Present: No 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 August 17, 2021.

3. **Homeowner Forum**: No comments homeowners attended the meeting.

4. **Committee Reports**:

- a) **Newsletter Editor**: The last newsletter was published on schedule and hardcopies were delivered to residents who requested them.
- b) **Website Editor**: Mr. Flanagan emailed that he performed the usual monthly maintenance to the website and community email lists, distributed the quarterly newsletter and 4 additional community-wide email messages.
- c) **Beautification Committee**: Ms. Hurst reported after the meeting the last Yard of the Month was awarded to 106 Bridge Wood Dr. She also provided an update on landscaping at the Mid-Atlantic Place entrance.
- d) **Lakes Management**: Mr. Payne reported all equipment on Lake 2 is fully functional. Ms. Knaub reported confirmation from the VA Department of Environmental Quality was received that no hazardous chemicals were washed into the Tabb Lakes lakes as a result of a nearby fire that occurred in August.



- e) Storm Water:
- Mr. Lafrenaye reported the dredging project on Lake 1 has been completed and all equipment has been removed from the area. The cloudiness in the water should settle out in a couple of weeks and does not pose any threat to the water quality or aquatic life in the lake. Mr. Lafrenaye will put together an “after action” report to be posted on the Association’s website and also presented at the annual meeting in October.
 - Mr. Lafrenaye reported on some tree work and sediment removal still to be done at the outflow pipes at Lake 1. Estimates will be requested, and Ms. Knaub will consult with York County staff to see if the work is within their area of responsibility.
 - Mr. Lafrenaye reported there are small trees near the trail entrance that should be removed while they are still small to prevent them dropping leaves and branches in the lake.
 - Mr. Lafrenaye reported he met with a homeowner to provide information about the condition and maintenance needs of the area around one of the stormwater pipes on his property. Mr. Payne also provided information to the homeowner based on his inspection from the lake.
- f) CERT: Mr. Lafrenaye reported he provided more handouts about hurricane preparedness to Mr. Ebert for the Welcoming packets.
- g) Welcoming Committee: Mr. Ebert reported there have been five (5) new residents to welcome since the last Board meeting.
- h) Neighborhood Watch: No coordinator present; no report submitted.
- i) Activities: Ms. Goodwin emailed her report that she has set up two community events at Wild Birds Unlimited. The first is a presentation titled “Migration Magic” on October 5 at 6:00 and the other is “Winter Survival Tips” to be presented in November. Information about the events will be sent out via the community email list.
- j) Grounds Maintenance: The board requested Ms. Knaub obtain updated quotes for having the brick monuments at the neighborhood entrances cleaned and efflorescence removed.
- k) Architectural Review (ARC): Ms. Knaub reported there have been 3 ARC requests since the last board meeting.
- 200 GVD: Replace fence along back property line and gates/fence along front
 - 507 BWD: Updated plans for renovating deck
 - 119 LL: Extend concrete to widen driveway
- l) Covenants Compliance: The summary report from the latest covenants compliance inspection will be emailed to the board.
6. **Treasurer’s Report**: Mr. Rossi presented the latest Treasurer’s Report and answered questions from the board. Mr. Rossi also presented a draft budget for FY 2021-2022. The board and Ms. Knaub requested a few changes. The revised draft will be reviewed again at the next board meeting.
7. **Old Business**
- Shoreline Maintenance: Ms. Knaub reported no new developments.



- 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 via Zoom. Two board members' terms are ending and Mr. Maddox's position will need to be filled as he is moving from the neighborhood. Ms. Saif nominated her husband, ASM "Saif" Saifuddin, to fill her seat. Other nominees will be solicited via the community email list. Ms. Knaub was asked to update the AGM Power Point presentation.
- Lakeside Property Fence Rules: Mr. Sharadin proposed the fence regulations be amended/rewritten to allow backyard fences at lakeside properties to be constructed within 6 or 7 feet of the shoreline. The current regulation states fences must be at least 15 feet from the shoreline. Ms. Knaub will confirm there are no relevant easement issues to take into consideration if the board makes this change.
- Return to in-person meetings: The board confirmed that board meetings will be held via Zoom until further notice.

9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, October 19, 2021 at 7:00 via ZOOM.

10. **Adjournment**: Mr. Ebert adjourned the meeting at 8:38 pm.

Submitted by Victory Community Management, Inc.