



Board of Director's Monthly Meeting

October 19, 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
Ruhana Saif: Member-at-Large
Lou Lafrenaye: Stormwater/CERT Coordinator
Jeffrey Payne: Lake 2 Coordinator
Angela Hurst: Beautification 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

Homeowners Present: Four additional 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 September 21, 2021.

3. **Homeowner Forum**: Ms. Knaub answered a homeowner's question about the process for amending the association's rules and regulations.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed a reminder that a newsletter will be put together after the November board meeting.
- b) **Web Services Coordinator**: The board approved a title change for the Website Coordinator to Web Services Coordinator. The new title more accurately reflects the scope of duties performed.
- c) **Beautification Committee**: Ms. Hurst reported the Yard of the Month program is over for the year. She and a committee member will be making some changes to the Mid-Atlantic Place entrance landscaping.
- d) **Lakes Management**: Mr. Payne reported no issues with equipment or water quality on Lake 2. The water in Lake 1 continues to be cloudy due to fine particulate matter stirred up during the dredging project. A problem was reported with the bubblers on Lake 1. Ms. Knaub will follow up with the lake equipment contractor about a diagnosis. Ms. Knaub confirmed with York County staff that York County has a 20' easement through the property adjacent to Bridge Wood Dr. at Lake 2. The association can request permission from the County to use the easement to gain access to Lake 2 for maintenance purposes.
- e) **Storm Water**: Mr. Lafrenaye reported on progress with obtaining estimates for some tree work still to be done at the outflow pipes at Lake 1. Ms. Knaub will consult with York County staff to see if they can assist.
- f) **CERT**: Mr. Lafrenaye reported no new developments.



- g) Welcoming Committee: Mr. Ebert reported there have been three (3) 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 the second event at Wild Birds Unlimited is “Winter Survival Tips.” The event will be held November 17 at 6:00pm. Information about the event will be sent out via the community email list.
 - j) Grounds Maintenance: Board members will review quotes previously sent via email for having the brick monuments at the entrances cleaned. An approval vote will be taken via email.
 - k) Architectural Review (ARC): Ms. Knaub reported there have been no ARC requests made since the last board meeting.
 - l) Covenants Compliance: The summary report from the latest covenants compliance inspection was emailed to the board. The board provided guidance on one property.
6. **Treasurer’s Report**: Mr. Rossi presented the latest Treasurer’s Report and answered questions from the board. Mr. Rossi also presented the revised draft budget for FY 2021-2022.
7. **Old Business**
- Shoreline Maintenance: Ms. Knaub presented a draft resolution on shoreline maintenance. Several revisions were suggested.
 - Neighborhood Signage: Ms. Knaub provided information from York County staff about the possibility of installing a neighborhood sign at the intersection of Bridge Wood Dr. and Coventry Blvd. Mr. Ebert presented an update on progress with identifying other potential locations for signage.
 - AGM Planning: The board and committee members reviewed the Power Point presentation and made some revisions.
 - Lakeside Property Fence Rules: Ms. Knaub confirmed with York County staff that the Association has a 15’ easement for access and maintenance around the lakes. Mr. Sharadin proposed changing the association’s regulations on fence construction to allow fences to be built 6’ from the shoreline. Under the current rule, fences must be no closer than 15’ from the shoreline. Homeowner input will be gathered at the upcoming AGM.
 - Open Items From Previous Meetings: The Board reviewed the Open Items.
8. **New Business**:
- Ms. Knaub reported she received an email from Mr. Maddox officially resigning from his board position due to having moved out of the neighborhood. The board appreciates Mr. Maddox’s service to TLHA over the many years in which he was involved with the Board of Directors.
9. **Date Confirmation**: The AGM will be held Tuesday, October 26, 2021 at 7pm via Zoom. The next regular Board meeting is scheduled for Tuesday, November 16, 2021 at 7:00 via ZOOM.
10. **Adjournment**: Mr. Ebert adjourned the meeting at 8:58 pm.

Submitted by Victory Community Management, Inc.