



Board of Director's Monthly Meeting

November 16, 2021

1. **Call to Order**: Mr. Sharadin convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:02 pm. The meeting was held via Zoom.

Personnel in attendance:

Keith Ebert: President
Ellis Sharadin: Vice President
Charles Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/CERT Coordinator
Shirley Flanagan: Newsletter Editor
Angela Hurst: Beautification Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Clint Flanagan: Website Coordinator
Kelly Goodwin: Activities Coordinator
Timothy Burke: Lake 1 Coordinator
Jeffrey Payne: Lake 2

Homeowners Present:

Jennifer Kurr (101 Leslie Ln.)
Robert Cook (104 Adele Ct.)

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 October 19, 2021.

3. **Homeowner Forum**:

- Jennifer Kurr and Robert Cook confirmed their interest in being appointed to the board. Samuel Ray was not able to attend the meeting but also expressed interest in serving another term on the board.

Since Mr. Ebert and Mr. Sharadin were the only remaining board members, they unanimously appointed Ms. Kurr, Mr. Cook and Mr. Ray to the Board of Directors.

- Ms. Knaub reported the results of a recent speed study conducted by the Sheriff's Office on Gardenville Dr. The vast majority of cars were going 27 mph or slower. Because speeding is still a concern to homeowners, the Sheriff's Office will be asked to monitor traffic via radar on several streets.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported the next newsletter deadline is Monday, Nov. 22. Ideas for articles were discussed.
- b) **Web Services Coordinator**: Mr. Flanagan reported via email that he performed all the regular monthly maintenance on the website and sent out several community emails. He has also been working with the webhost to get another homeowner access for serving as Web Services Co-Coordinator. Once the homeowner has access, they will merge the current CERT committee website with the main TLHA website.
- c) **Beautification Committee**: Ms. Hurst reported on some updates made to the Mid-Atlantic Place entrance.



- d) Lakes Management: Ms. Knaub reported Solitude is working on making sure all diffusers are operational. The water in Lake 1 is starting to settle and become less cloudy. The cloudiness was due to sediment stirred up during the recent dredging project and is not indicative of a water quality problem.
- 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 has arranged an on-site meeting with York County staff to see if they are able to assist with the tree removal or last bit of sediment removal.
- f) CERT: Mr. Lafrenaye reported he provided materials to Mr. Ebert for the Welcoming packets.
- 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 previously 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.
- j) Grounds Maintenance: Ms. Knaub reported the irrigation system at the Route 134 entrance has been winterized. A motion was made, seconded and unanimously approved to accept the proposal from McKown Pressure Wash, Painting & Contracting to clean the brick entrance monuments and remove the efflorescence.
- k) Architectural Review (ARC): Ms. Knaub reported there have been two ARC requests made since the last board meeting.
- 104 Naurene Ct: construct a retaining wall along front ditch, renovate culvert and driveway apron area
 - Another lakeside property owner requested an exception in order to construct a fence down their side property lines that would go all the way to the water. The board denied the request.
- l) Covenants Compliance: The summary report from the latest covenants compliance inspection was emailed to the board. Mold citations issued in November have an extended deadline of the end of March. The normal inspection schedule has ended for the year. Regular inspections will resume in February. Ms. Knaub has coordinated a neighborhood discount for siding and roof cleaning and will submit the contact information for publication in the newsletter.
6. **Treasurer's Report**: Mr. Rossi presented the latest Treasurer's Report and answered questions from the board. Additionally:
- The FY2020-21 reserve transfer has been made.
 - Mr. Sharadin made a motion, which was seconded and unanimously approved to approve the FY 2021-22 Budget as amended at this meeting. Assessments will be \$185.85 for non-lake homeowners and \$209 for those on the lake. The increase is 5.3% over last year's assessment rates which corresponds to the current Consumer Price Index.
 - Assessments for 2022 will be due February 28, 2022. Victory Community Management was asked to mail assessment notices by the end of January.
7. **Old Business**
- Shoreline Maintenance: The board reviewed the updated draft resolution on shoreline maintenance. Several additional revisions were suggested.
 - Neighborhood Signage: No new developments.
 - Lakeside Property Fence Rules: Mr. Sharadin made a motion, which was seconded and unanimously approved to revise the association's regulations on fence construction to allow fences to be built 6' from the shoreline. Previously, fences were allowed to be no closer than 15' from the shoreline.



- Open Items From Previous Meetings: The Board reviewed the Open Items.

8. **New Business**:

- Appointment of New Board Members: Jennifer Kurr, Samuel Ray and Robert Cook were appointed to the Board of Directors at the beginning of the meeting. They will each serve a two-year term.
- Election of Board Officers: Ms. Kurr made a motion, which was seconded and unanimously approved to appoint Keith Ebert to the office of President of the Board of Directors. Mr. Ebert made a motion, which was seconded and unanimously approved to appoint Ellis Sharadin to the office of Vice-President and Charles Rossi to the offices of Secretary and Treasurer. The appointments became effective immediately and will continue for a period of one year (to the November 2022 board meeting).
- Shop With A Sheriff Program: Mr. Rossi provided information about the York-Poquoson Sheriff's Office's Shop With A Sheriff program. A motion was made to make a monetary contribution to the program. The motion was not seconded; the motion failed.
- Reserve Study Review: This item was tabled until the January meeting.

9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, January 18, 2022 at 7:00. The location of the meeting is TBD. There will be no December Board meeting unless urgent business requires a meeting to be held.

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

Submitted by Victory Community Management, Inc.