



Board of Director's Monthly Meeting

January 18, 2022

1. **Call to Order**: Mr. Sharadin convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:03pm. The meeting was held via Zoom.

Personnel in attendance:

Keith Ebert: President
Ellis Sharadin: Vice President
Samuel Ray: Member-At-Large
Jennifer Kurr: Member-At-Large
Robert Cook: Member-At-Large
Charles Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/CERT Coordinator
Jeffrey Payne: Lake 2 Coordinator
Angela Hurst: Beautification Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

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

Homeowners Present: One homeowner was present.

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 November 16, 2021.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan submitted the 2022 newsletter publication schedule via email. The board approved using the current hardcopy distribution list for the first quarter newsletter. A new list, obtained from responses on the 2022 assessment return slips, will be used for distributing subsequent issues.
- b) **Web Services Coordinator**: No report submitted.
- c) **Beautification Committee**: Ms. Hurst reported the winners of the Holiday Decorations Contest were: 200 Richard Run for their daytime display and 208 Tiger Run for their nighttime display. She reported the committee is open to suggestions for ways to decorate the neighborhood entrances for holidays other than Christmas.
- d) **Lakes Management**: Ms. Knaub reported power has been restored to the Lake 1 equipment. Mr. Payne reported he secured a kayak on Lake 2 that was adrift during a recent storm.
- e) **Storm Water**: Mr. Lafrenaye reported on a meeting with York County staff that took place in November. The staff will pursue obtaining a right-of-way from VDOT for vehicular access to the north end of Lake 1, will provide a crew to remove the sediment that remains in front of the outflow pipes that the dredging equipment could not access, and will provide an update on the

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status of the 2016 Capital Improvement Project request to replace the outflow pipes with an open spillway. Mr. Lafrenaye also provided information about an upcoming webinar about dredging and confirmed he has renewed his permit, on behalf of TLHA, to addle goose eggs during the upcoming season.

- f) CERT: Mr. Lafrenaye reported the manager of the York County CERT program has moved to a new position. Also, Mr. Lafrenaye has remained active in several local HAM radio groups even though CERT activities have been limited during the pandemic.
 - g) Welcoming Committee: Mr. Ebert reported he has welcomed six (6) new residents since the last Board meeting.
 - h) Neighborhood Watch: Coordinator position vacant; no report.
 - i) Activities: No report submitted.
 - j) Grounds Maintenance: Ms. Knaub reported the pampas grass and roses at the Lake 1 landscape bed have been cut back. She will be reviewing new pricing for the upcoming contract renewal with the landscape contractor.
 - k) Architectural Review (ARC): Ms. Knaub reported there has been one ARC request made since the last board meeting.
 - 909 TLD: change exterior colors (white siding, dark gray roof, black shutters)
 - l) Covenants Compliance: Ms. Knaub reviewed the process to be used for board members to confirm citations for stained roofs and rusty/peeling chimney chase covers. She also reported a property previously cited for the placement of an RV on their lot has brought the vehicle into compliance.
6. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report for December and January and answered questions from the board. Ms. Knaub reported assessment notices will be mailed by Monday, January 24th.
7. **Old Business**
- Shoreline Maintenance: No new developments.
 - Neighborhood Signage: No new developments.
 - Open Items From Previous Meetings: The Board reviewed the Open Items.
8. **New Business**:
- Reserve Study Review: Ms. Knaub provided information about the purpose and history of the association's reserve study. The board reviewed the current study and confirmed that they believe the association's reserve funding plan will adequately provide for future reserve expenses. Revisions will be made when the study is updated later in the year.
 - Drainage behind 400 block of Bridge Wood Dr.: Mr. Sharadin provided information about inadequate drainage in the County's easement between Bridge Wood Dr. and the Mid-Atlantic Realty building. Ms. Knaub confirmed she has made the County staff aware of the problem and will follow up with them about a plan for remediation.



9. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, February 15, 2022 at 7:00. The meeting will be held via Zoom.

10. **Adjournment:** Mr. Ebert adjourned the meeting at 8:12 pm.

Submitted by Victory Community Management, Inc.