



Board of Director's Monthly Meeting

February 15, 2022

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:01 pm. 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
Shirley Flanagan: Newsletter Editor
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

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

Homeowners Present: There were no additional homeowners 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 January 18, 2022.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported the next newsletter submission deadline is Monday, February 21. Topics for articles were discussed.
- b) **Web Services Coordinator**: Mr. Flanagan submitted his report via email. Over the last month he has performed the normal maintenance on the web site, transmitted 2 all-community emails, and continued to help Phil Hess learn the site's elements and processes. Mr. Hess has begun the preliminary work for merging the main TLHA web site with the TLERT page. A major version upgrade to the site's software has been released. Mr. Flanagan is studying that release in anticipation of an upgrade to our server software in the near future.
- c) **Beautification Committee**: Ms. Hurst reported the Yard of the Month program will begin in May. She is currently working on plans for The Great American Cleanup. (National event dates are March 25-26, 2022.)
- d) **Lakes Management**: Ms. Knaub reported the GFI for the lights on the Lake 2 fountain has been replaced and a wire leading to the timer for the Lake 1 fountain has been repaired. There may still be issues with the Lake 1 diffusers and the Lake 2 fountain motor. She will work with Solitude to get everything operational as quickly as possible.

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- e) Storm Water: Mr. Lafrenaye reported the sediment stirred up during the dredging project in Lake 1 seems to have settled out. He also reported on a webinar about dredging that he, Mr. Ebert and Ms. Knaub attended.
 - f) CERT: Mr. Lafrenaye reported no new developments.
 - g) Welcoming Committee: Mr. Ebert reported he has welcomed two (2) 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 Dan Hanson completed the tree/bush removal at the entrance to the trail at Lake 1. She was asked to complete a survey sent out by York County to provide feedback from the Association about an LED conversion program for Watch Lights.
 - k) Architectural Review (ARC): Ms. Knaub reported there have been no ARC requests made since the last board meeting.
 - l) Covenants Compliance: Ms. Knaub reported the first inspection of the year has been completed. The roof and chimney cap list has been sent to Board members. Board member votes will be used to determine which properties are sent violation notices.
6. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report for February. He reported he has received approximately one-third of the annual assessment payments. Payments are due on February 28, 2022.
7. **Old Business**
- Shoreline Maintenance: Ms. Knaub reported the draft resolution will be sent out for board member review very soon.
 - Neighborhood Signage: Mr. Ebert reported no new developments.
 - Drainage behind 400 block of Bridge Wood Dr.: Ms. Knaub reported on progress with obtaining the County's assistance with addressing the inadequate drainage between Bridge Wood Dr. and the Mid-Atlantic Realty building.
 - Open Items From Previous Meetings: The Board reviewed the Open Items.
8. **New Business**:
- Traffic & Road Signs Update: Ms. Knaub reported Sheriff's deputies recently increased their patrolling in the neighborhood as a result of residents' concerns about speeding. Ms. Knaub provided information about the locations of speed limit signs in the neighborhood. She will request the extra fine for speeding sign be replaced at the entrance from Route 134 and will request two additional speed limit signs be installed in the neighborhood.
9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, March 15, 2022 at 7:00. The meeting will be held via Zoom.
10. **Adjournment**: Mr. Ebert adjourned the meeting at 8:09 pm.

Submitted by Victory Community Management, Inc.

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