



Board of Director's Monthly Meeting

March 15, 2022

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:08 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
Charles Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/CERT Coordinator
Jeffrey Payne: Lake 2 Coordinator
Shirley Flanagan: Newsletter Editor
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Robert Cook: Member-At-Large
Angela Hurst: Beautification Coordinator
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 February 15, 2022.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported the last newsletter went out as scheduled.
- b) **Web Services Coordinator**: Mr. Flanagan submitted his report via email. Since the last board meeting, he has performed the monthly site maintenance and released three community emails and the electronic version of the newsletter. He and Mr. Hess have merged the Emergency Response (CERT) website into the Tabb Lakes website.
- c) **Beautification Committee**: Ms. Hurst emailed her report that so far four homeowners have signed up to participate in neighborhood's Great American Cleanup on March 26 from 10 am – 12 am.
- d) **Lakes Management**: Ms. Knaub reported on a meeting with the District Manager of Solitude Lake Management and provided an update on the status of the lake equipment.
 - After reviewing several options, the board and committee members decided to hold off making any repairs to the fountain lights on both lakes.
 - Mr. Ebert made a motion, which was seconded and unanimously approved to have a compressor on Lake 1 replaced by Solitude for a cost of \$977.37. The compressor will have a one-year warranty and will be paid for out of the reserve fund.



- Due to increased costs as a result of the Covid-19 pandemic, Solitude has instituted a 7% increase in contract prices starting with March. For Tabb Lakes, this represents a cost of \$568.43. The board decided to pay the increase as one lump sum.
 - e) Storm Water: Mr. Lafrenaye reported the County was asked to remove some debris from the lake drainage pipes.
 - f) CERT: Mr. Lafrenaye reviewed new features of the CERT portion of the Tabb Lakes website.
 - g) Welcoming Committee: Mr. Ebert reported there were no new residents to welcome since the last Board meeting.
 - h) Neighborhood Watch: Coordinator position vacant; no report.
 - i) Activities: No report submitted.
 - j) Grounds Maintenance: Ms. Knaub reported no new developments.
 - k) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests made since the last board meeting.
 - 308 Gardenville Dr. – Add a concrete patio off deck & install a new gate in existing fence
 - 122 Gardenville Dr. – Replace existing privacy fence on left side and left front of property
 - 107 Elise Place (pending) – Partial privacy fence replacement, possible complete replacement
 - l) Covenants Compliance: Ms. Knaub reported on the most recent covenants compliance inspection and answered questions from the board. A summary report was sent to board members via email.
6. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report for February. He reported he has received approximately 90% of the annual assessment payments. The association's tax returns are complete.
7. **Old Business**
- Shoreline Maintenance: The board reviewed the updated draft of the shoreline maintenance resolution.
 - Neighborhood Signage: Mr. Ebert reported on his progress with speaking to homeowners about the potential sign project.
 - Drainage behind 400 block of Bridge Wood Dr.: Ms. Knaub reported York County will be having a contractor add a swale behind the homes at the beginning of the 400-block of Bridge Wood Dr. which should mitigate the drainage issue.
 - Speed Limit Signs: Ms. Knaub reported the extra fine for speeding sign at the Route 134 entrance has been reinstalled. She has submitted a request to VDOT for two additional speed limit and extra fine signs to be installed in the neighborhood.
 - Open Items From Previous Meetings: The Board reviewed the Open Items.



8. **New Business:**

- **Request for Zoning Exception by Sims Metal Management:** The board reviewed details related to the request submitted to York County. A public hearing will be held at the April 13, 2022 York County Planning Commission meeting.
- **Map of Neighborhood Utilities:** Mr. Lafrenaye presented a draft map he and Mr. Hess have been working on. The map documents the locations of street lights, lake equipment and drainage structures, fire hydrants, etc.
- **Return to In-Person Meetings:** Ms. Knaub was asked to reserve the large meeting room at the Poquoson Public Library for Tabb Lakes board meetings beginning with the May 17th meeting.

9. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, April 19, 2022 at 7:00. The meeting will be held via Zoom.

10. **Adjournment:** Mr. Ebert adjourned the meeting at 8:48 pm.

Submitted by Victory Community Management, Inc.