



## **Board of Director's Monthly Meeting**

### **April 19, 2022**

1. **Call to Order**: Mr. Sharadin convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:10 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  
Shirley Flanagan: Newsletter Editor  
Angela Hurst: Beautification Coordinator  
Clint Flanagan: Web Services Coordinator  
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Justin Nettles: Neighborhood Watch Coordinator  
Kelly Goodwin: Activities Coordinator  
Timothy Burke: Lake 1 Coordinator

Homeowners Present: One homeowner was present.

2. **Approval of Previous Minutes**: Mr. Sharadin made a motion which was seconded and unanimously approved, to approve the minutes from the board meeting held March 15, 2022.

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

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported the next newsletter deadline is Monday, April 25, 2022. Topics for newsletters were discussed.
- b) **Web Services Coordinator**: Mr. Flanagan reported over the past month he updated the community databases, sent two community-wide emails, and helped with completing the revision of the CERT portion of the website. In the next 30 days the website software is due to be upgraded, but Mr. Flanagan reported there should be no changes to the user interface. Mr. Flanagan was asked to post a new version of the TLHA Parking Regulations that contains the updated list of grandfathered vehicles.
- c) **Beautification Committee**: Ms. Hurst reported the Yard of the Month contest will be starting next month. She also reported on the neighborhood's participation in the Great American Cleanup.
- d) **Lakes Management**: Mr. Payne reported completing his monthly check of the Lake 2 shoreline. Ms. Knaub provided an update on the status of the lake equipment. The lakes management contractor will be providing a quote for the replacement of a diffuser and one line of tubing for the sub-surface aeration system on Lake 1. Ms. Knaub will be contacting an electrician about some work that needs to be done at Lake 2.

APPROVED MINUTES



- e) Storm Water: Mr. Lafrenaye reported the outflow is functioning as it is designed right now. The board approved the purchase of herbicide by Mr. Lafrenaye to use in controlling vegetation growth around the outflow pipe.
- f) CERT: Mr. Lafrenaye reported this year's storm projections have been posted to the CERT page of the website. He is in the process of adding articles published in previous issues of the newsletter to the page, organized by topic.
- g) Welcoming Committee: Mr. Ebert reported he welcomed two (2) new residents since the last Board meeting.
- h) Neighborhood Watch: Mr. Nettles has volunteered to be the new Neighborhood Watch Coordinator. He confirmed via email he will provide an initial report at the next board meeting.
- i) Activities: No report submitted.
- j) Grounds Maintenance: Ms. Knaub reported the irrigation system at the TLD entrance has been started up and no issues were reported. The Backflow Test Form from Newport News Waterworks has been forwarded to the irrigation contractor for testing later in the month. A few Watch Lights have been reported to Dominion Energy for repair; Ms. Knaub will follow up with them. Ms. Knaub also provided some information about LED Watch Lights.
- k) Architectural Review (ARC): Ms. Knaub reported there have been six (6) ARC requests approved since the last board meeting.
- 103 Richard Run – Solar panels to rear roof (facing Coventry Blvd.)
  - 305 Gardenville Dr. – Exterior color change (gray/black/white)
  - 135 Leslie Lane – 4' black aluminum fence
  - 139 Gardenville Dr. – Replace metal shed with 10'x16' shed
  - 217 Gardenville Dr. – Replace culvert end walls with new wooden timber walls
  - 806 Tabb Lakes Dr. – 10'x10' wooden pergola on deck that is next to front door
- 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 March. He reported he has received approximately 92% of the annual assessment payments. The reserve contribution for the year has been made.
7. Old Business
- Shoreline Maintenance: The board reviewed the updated draft of the shoreline maintenance resolution. Ms. Knaub will provide an article about the resolution to be published in the upcoming newsletter and the draft will be posted on the Association's website for homeowners to review prior to the next board meeting.
  - Neighborhood Signage: Ms. Knaub reported on information obtained from the head of York County Development Services about each proposed location for a neighborhood sign.
  - Speed Limit Signs: Ms. Knaub thanked Mr. Lafrenaye for re-installing the fine for speeding sign at the Route 134 entrance. She reported on efforts to have VDOT install two additional speed limit and extra fine signs in the neighborhood.



- Request for Zoning Exception by Sims Metal Management: The board reviewed details related to the request submitted to York County. Mr. Flanagan reported on proceedings at the April 13, 2022 York County Planning Commission meeting. The official public hearing has been moved to the May 11, 2022 Planning Commission meeting.
- Map of Neighborhood Utilities: Mr. Lafrenaye presented an updated map of the neighborhood's utilities he and Mr. Hess have been working on.
- Open Items From Previous Meetings: The Board reviewed the Open Items.

8. **New Business**

- Tree Work Proposal: Mr. Lafrenaye presented a quote for tree work he believes should be done at the north end of Lake 1 in order to minimize the need for future dredging and potential outflow pipe blockages. He will email the quote to the board to review prior to the next meeting.
- Institutional Investors: Mr. Ray provided information for the board about a trend in some areas of the U.S. where investment firms are purchasing large numbers of homes in HOAs for rental purposes.

9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, May 17, 2022 at 7:00. The meeting will be held AT THE POQUOSON LIBRARY.

10. **Adjournment**: Mr. Sharadin adjourned the meeting at 8:54 pm.

Submitted by Victory Community Management, Inc.