



Board of Director's Monthly Meeting

May 17, 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 at the Poquoson Public Library.

Personnel in attendance:

Keith Ebert: President
Ellis Sharadin: Vice President
Samuel Ray: Member-At-Large
Jennifer Kurr: Member-At-Large
Charles Rossi: Secretary/Treasurer (via speakerphone)
Lou Lafrenaye: Stormwater/CERT Coordinator
Jeffrey Payne: Lake 2 Coordinator
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Web Services Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Robert Cook: Member-At-Large
Kelly Goodwin: Activities Coordinator
Timothy Burke: Lake 1 Coordinator
Angela Hurst: Beautification Coordinator
Justin Nettles: Neighborhood Watch Coordinator

Homeowners Present: One homeowner attended the meeting via Zoom.

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 April 19, 2022.

3. **Homeowner Forum**: The homeowner submitted some questions which were answered by the board during the discussion about the Shoreline Maintenance Resolution.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported the newsletter went out as scheduled. There are currently 31 homeowners and residents who have requested to receive hardcopies of the newsletter.
- b) **Web Services Coordinator**: Mr. Flanagan reported over the past month he updated the community databases and sent several community-wide emails. He also provided an update on a future website software upgrade.
- c) **Beautification Committee**: Ms. Hurst emailed her report that the Yard of the Month was 116 Tiger Paw Path, the Saxman family. The committee will be working on some new landscaping for the Mid-Atlantic Place entrance.
- 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 The GFI outlet and box for the Lake 2 diffusers have been replaced by the electrician. The May herbicide treatment has not yet been applied. *Prior to the meeting, the board approved a quote to replace a diffuser and one line of tubing for the sub-surface aeration system on Lake 1 by unanimous email consent.*

APPROVED MINUTES



- e) Storm Water: Mr. Lafrenaye reported no new developments.
 - f) CERT: Mr. Lafrenaye reported no new developments.
 - g) Welcoming Committee: Mr. Ebert reported he welcomed three (3) new residents since the last Board meeting.
 - h) Neighborhood Watch: Mr. Ebert made a motion, which was seconded and unanimously approved to invite Major Montgomery from the York-Poquoson Sheriff's Office (YPSO) to the next board meeting to provide information about the Flock Safety Sparrow™ Automatic License Plate Recognition Camera system. The board is investigating the potential benefit of the system to Tabb Lakes.
 - i) Activities: Mr. Ebert reported Ms. Goodwin will be researching potential future activities.
 - j) Grounds Maintenance: Ms. Knaub reported on the status of several WatchLight repairs. She also reported the drainage improvements behind the homes in the 400-block of Bridge Wood Dr. have been completed by York County. She has been in contact with the local VDOT Superintendent and provided an update on future work that will be performed on the neighborhood's roadside drainage ditches.
 - k) Architectural Review (ARC): Ms. Knaub reported there have been four (4) ARC requests approved since the last board meeting.
 - 217 Tiger Run – Replace existing fence
 - 112 Bridge Wood Dr. – Move LHS existing 6' fence closer to street to line up with neighbor's fence
 - 134 Gardenville Dr. – Replace existing fence
 - 932 Tabb Lakes Dr. – Replace existing fence
 - 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**: The Treasurer's Report for April was provided via email. Mr. Rossi presented the report and answered questions from the board. Only 16 assessment payments remain outstanding.
7. **Old Business**
- Shoreline Maintenance: The board answered several homeowner questions about the draft Shoreline Maintenance Resolution.
 - Neighborhood Signage: Ms. Knaub provided an update on research into the possibility of installing signs at the neighborhood's secondary entrances.
 - Speed Limit Signs: Ms. Knaub reported no new developments.
 - Request for Zoning Exception by Sims Metal Management: The York County Planning Commission voted to recommend the Board of Supervisors approve the request by Sims Metal Management. The board will submit a letter to the Board of Supervisors stating their position on the business expansion and noise abatement.



- Open Items From Previous Meetings: The Board reviewed the Open Items.
8. **New Business**
- Tree Work Proposal: Mr. Ebert made a motion, which was seconded and unanimously approved to approve the proposal from Acelution, Inc. for tree removal at the north end of Lake 1. The tree removal is part of the dredging project and will be paid for with reserve funds.
9. **Executive Session**
- A motion was made, seconded and unanimously approved to enter into executive session for the purpose of discussing one property with ongoing Covenants Compliance issues and an ARC request about which Ms. Knaub is requesting the board's guidance.
 - Upon exiting executive session, a motion was made, seconded and unanimously approved to invite one property owner to a Board Hearing at the next board meeting and to instruct Victory Community Management to contact the YPSO for guidance about the ARC request.
10. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, June 21, 2022 at 7:00. The meeting will be held at the Poquoson Public Library.
11. **Adjournment**: Mr. Ebert adjourned the meeting at 8: 55 pm.

Submitted by Victory Community Management, Inc.