



Board of Director's Monthly Meeting

June 21, 2022

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:10 pm. The meeting was held at the Poquoson Public Library.

Personnel in attendance:

Keith Ebert: President
Samuel Ray: Member-At-Large
Jennifer Kurr: Member-At-Large
Robert Cook: Member-At-Large
Charles Rossi: Secretary/Treasurer (via speakerphone)
Clint Flanagan: Web Services Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ellis Sharadin: Vice President
Lou Lafrenaye: Stormwater/CERT Coordinator
Timothy Burke: Lake 1 Coordinator
Jeffrey Payne: Lake 2 Coordinator
Angela Hurst: Beautification Coordinator
Shirley Flanagan: Newsletter Editor
Kelly Goodwin: Activities Coordinator
Justin Nettles: Neighborhood Watch Coordinator

Homeowners Present: Two homeowners attended the meeting via Zoom.

2. **Special Presentation**: Major Ron Montgomery from the York-Poquoson Sheriff's Office presented information about the Flock Safety Sparrow™ Automatic License Plate Recognition Camera system and answered questions from the Board.

3. **Approval of Previous Minutes**: Mr. Ebert made a motion which was seconded and unanimously approved, to approve the minutes from the board meeting held May 17, 2022.

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

5. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed no new developments.
- b) **Web Services Coordinator**: Mr. Flanagan reported over the past month he updated the community databases and sent several community-wide emails.
- c) **Beautification Committee**: Ms. Hurst emailed her report that the Yard of the Month was 408 Bridge Wood Dr., the Ortiz family. She and Jerry will be adding some plants to the 17 entrance soon.
- d) **Lakes Management**: Mr. Payne emailed no new developments. He will continue his monthly inspection of the shoreline from the water. Ms. Knaub provided an update on the status of the lake equipment. The new diffuser on Lake 1 has been installed. *Prior to the meeting, homeowners and residents on the lakes were informed that because new herbicides have been*



developed that do not have irrigation restrictions, there is no longer a need to prohibit the use of lake water for irrigating during the month of May. The new herbicides will allow for chemical treatment of the lakes on an "as needed" basis.

- e) Storm Water: Ms. Knaub reported the Acelutions contract for the tree removal at the Lake 1 outflow pipes has been signed. Homeowners adjacent to the work area will be informed of the work schedule once it is set.
 - f) CERT: No coordinator present; no report given.
 - g) Welcoming Committee: Mr. Ebert reported he welcomed one (1) new resident since the last Board meeting.
 - h) Neighborhood Watch: No coordinator present; no report given.
 - i) Activities: No coordinator present; no report given.
 - j) Grounds Maintenance: Ms. Knaub reported on the status of several WatchLight repairs. She also reported her findings from a recent inspection of the Lake 1 trail.
 - k) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last board meeting.
 - 212 Monty Manor – Install parking pad next to garage
 - 140 Leslie Lane – exterior color (front door red)
 - 305 Monty Manor – 3' white vinyl fence
 - l) Covenants Compliance: Ms. Knaub reported on the most recent covenants compliance inspection and answered questions from the board. A summary report will be sent to board members via email.
6. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report for May and answered questions from the board. Only 9 assessment payments remain outstanding. Victory Community Management was asked to send additional late notices via certified mail, return receipt requested.
7. **Old Business**
- Shoreline Maintenance: The board reviewed feedback about the draft resolution from a York County Stormwater staff member, environmental scientist from a lakes management company and a biologist/lake technician for a lakes management company. Ms. Knaub will make a few suggested revisions and send out to the Board and committee members for review. No homeowner comments have been received as a result of the newsletter article or the draft resolution posted on the website.
 - 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. This vote was due to be on the BOS agenda for July 19th but has now been postponed to the fall, per update from Ms. Kurr. Mr. Sharadin submitted a letter to the Board of Supervisors (BOS), on behalf of the TLHA Board, stating their position on the business



expansion and noise abatement. As a result, Sheila Noll, District 2 Supervisor, has asked the County to hold a community meeting at the Tabb Library prior to the BOS meeting. TLHA homeowners will be informed of the date once it is available.

- Open Items From Previous Meetings: The Board reviewed the Open Items.

8. **New Business**

- Covenants Compliance Board Hearing Executive Session: A motion was made, seconded and unanimously approved to enter into executive session for the purpose of considering outstanding violations of the Association's declaration, rules and regulations at one neighborhood property. The property owner had been requested to attend the Board Hearing, but he did not appear.

Board Hearing Results: Upon exiting the Executive Session a motion was made, seconded, and unanimously approved to send a letter confirming the Board Hearing Action Decision as follows:
The property remains in violation of the neighborhood covenants and the matter will be turned over to the Association attorney for injunctive relief.

9. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, July 19, 2022 at 7:00. The meeting will be held at the Poquoson Public Library.
10. **Adjournment**: Mr. Ebert adjourned the meeting at 8:31 pm.

Submitted by Victory Community Management, Inc.