



## **Board of Director's Monthly Meeting July 18, 2022**

1. **Call to Order**: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:05 pm. The meeting was held at the Poquoson Public Library.

Personnel in attendance:

Keith Ebert: President  
Samuel Ray: Member-At-Large (via Zoom)  
Jennifer Kurr: Member-At-Large  
Charles Rossi: Secretary/Treasurer  
Angela Hurst: Beautification Coordinator  
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Ellis Sharadin: Vice President  
Robert Cook: Member-At-Large  
Lou Lafrenaye: Stormwater/CERT Coordinator  
Timothy Burke: Lake 1 Coordinator  
Jeffrey Payne: Lake 2 Coordinator  
Kelly Goodwin: Activities Coordinator  
Justin Nettles: Neighborhood Watch Coordinator  
Shirley Flanagan: Newsletter Editor  
Clint Flanagan: Web Services Coordinator

Homeowners Present: Three homeowners attended the meeting.

2. **Homeowner Forum**: Two homeowners expressed their opinions about the removal of trees at the outflow pipes at the end of Lake 1. One homeowner clarified the details of an ARC request 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 June 21, 2022.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed a reminder that the next newsletter deadline will be August 22. The annual meeting date and place will need to be published in that issue.
- b) **Web Services Coordinator**: No coordinator present; no report given.
- c) **Beautification Committee**: Ms. Hurst reported the Yard of the Month was 121 Richard Run, the Matthews family.
- 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.
- e) **Storm Water**: The tree work at the outflow pipes on Lake 1 is in progress.
- f) **CERT**: Mr. Lafreneye reported prior to the meeting that he will be distributing some information for homeowners about hurricane preparedness.
- g) **Welcoming Committee**: Mr. Ebert reported he welcomed three (3) new residents since the last Board meeting.
- h) **Neighborhood Watch**: No coordinator present; no report given.
- i) **Activities**: No coordinator present; no report given.

APPROVED MINUTES



- j) Grounds Maintenance: Ms. Knaub reported all WatchLights should be operational.
- k) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last board meeting, and one request is pending.
- 128 Gardenville Dr. – exterior color (doors black, trim white)
  - 515 Bridge Wood Dr. – 6’ white vinyl fence
  - 400 Tabb Lakes Dr. – 4’ black aluminum fence
  - Pending: 105 LL solar panels
- 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.
5. **Treasurer’s Report**: Mr. Rossi presented the Treasurer’s Report for June and answered questions from the board. Three assessment payments remain outstanding.
6. **Old Business**
- Shoreline Maintenance: The board reviewed the most recent revision of the draft resolution.
  - Neighborhood Signage: Ms. Knaub provided an update on research into the possibility of installing signs at the neighborhood’s secondary entrances.
  - Speed Limit/No Thru Truck Signs: Ms. Knaub reported no new developments.
  - Request for Zoning Exception by Sims Metal Management: Mr. Ebert reported he has not been contacted about the community meeting that the County should be holding prior to the Board of Supervisor’s vote on the request.
  - Open Items From Previous Meetings: The Board reviewed the Open Items.
7. **New Business**
- Flock Safety Cameras *Tabled*
  - Electronic Meetings Resolution *Tabled*
8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, August 16, 2022 at 7:00. The meeting will be held at the Poquoson Public Library.
9. **Adjournment**: Mr. Ebert adjourned the meeting at 8:33 pm.

Submitted by Victory Community Management, Inc.