



Board of Director's Monthly Meeting

August 16, 2022

1. **Call to Order**: Mr. Sharadin convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:03 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 (via Zoom)
Jennifer Kurr: Member-At-Large
Charles Rossi: Secretary/Treasurer
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Web Services Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Robert Cook: Member-At-Large
Lou Lafrenaye: Stormwater/CERT Coordinator
Timothy Burke: Lake 1 Coordinator
Jeffrey Payne: Lake 2 Coordinator
Justin Nettles: Neighborhood Watch Coordinator
Angela Hurst: Beautification Coordinator

Homeowners Present: One homeowner attended the meeting.

2. **Homeowner Forum**: No comments or questions asked.

3. **Approval of Previous Minutes**: Mr. Sharadin made a motion which was seconded and unanimously approved, to approve the minutes from the board meeting held July 19, 2022.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan reported the next newsletter deadline will be Monday, August 22. Topics for articles were discussed.
- b) **Web Services Coordinator**: Mr. Flanagan reported he has performed the routine maintenance for the month. He is continuing to work on updating the website software.
- c) **Beautification Committee**: Ms. Hurst reported the Yard of the Month was 904 Tabb Lakes Dr., the Calhoun 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. Mr. Ebert made a motion, which was seconded and unanimously approved to contract with Solitude Lake Management to replace 11 sub-surface aerator diffusers at a cost of \$4764.22. The project will be paid for with reserve funds. The diffusers were put into service in 2005 and have reached the end of their useful life.
- e) **Storm Water**: Mr. Ebert presented several options for stabilizing the area around the Lake 1 outflow pipes where the trees have been removed.

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- f) CERT: No coordinator present; no report.
- g) Welcoming Committee: Mr. Ebert reported there were no new residents to be welcomed since the last Board meeting.
- h) Neighborhood Watch: No coordinator present; no report given. *Following the August board meeting, Mr. Nettles tendered his resignation as coordinator of the Neighborhood Watch Committee.*
- i) Activities Committee: Following the July board meeting, Ms. Goodwin tendered her resignation as coordinator of the Activities Committee.
- j) Grounds Maintenance: Mr. Sharadin made a motion, which was seconded and unanimously approved to have the TLHA Watch Lights removed from the list of property covered under the Association's Commercial Property Coverage. TLHA currently has 14 LED streetlights and 57 sodium vapor streetlights.
- k) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last board meeting:
- 105 LL—solar panels
 - 505 BWD – new front porch with ramp along front face of house
 - 117 LL – replace fence w/similar (4' wood picket) on rear & left side, move rear up to be even with neighbor's
- Two adjacent homeowners replaced their fences with matching 24" fences without applying for ARC approval. Ms. Knaub is working to get documentation for after-the-fact approval.
- 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 July and answered questions from the board. All but one assessment has been paid.
6. Old Business
- Shoreline Maintenance: The board reviewed the most recent revision of the draft resolution.
 - Neighborhood Signage: The board confirmed they wish to proceed with pursuing the installation of 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: Discussion about Flock Safety Cameras was postponed indefinitely. The issue may be revisited following the Sheriff's Department's installation of the systems throughout York County.



- Electronic Meetings Resolution: Mr. Ebert made a motion, which was seconded and unanimously approved to adopt Resolution 2022-07-19: Guidelines for the Use of Electronic Means for Meetings. The procedures are adopted pursuant to VA code Sec 55.1-1832.
 - AGM Planning: The 2022 Annual Meeting will be held Tues., Oct. 25. Ms. Knaub was asked to reserve the Tabb Library Meeting Room, or another appropriate venue.
8. Date Confirmation: The next regular Board meeting is scheduled for Tuesday, Sept. 20, 2022 at 7:00. The meeting will be held at the Poquoson Public Library.
9. Adjournment: Mr. Ebert adjourned the meeting at 8:52 pm.

Submitted by Victory Community Management, Inc.

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