



## **Board of Director's Monthly Meeting** **September 20, 2022**

1. **Call to Order**: Mr. Sharadin convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:00 pm. The meeting was held at the Poquoson Public Library.

Personnel in attendance:

Ellis Sharadin: Vice President  
Samuel Ray: Member-At-Large  
Jennifer Kurr: Member-At-Large  
Robert Cook: Member-At-Large  
Jeffrey Payne: Lake 2 Coordinator  
Charles Rossi: Secretary/Treasurer  
Sarah Knaub: Association Manager, Victory Community Management  
Mary Capone: Victory Community Management

Personnel absent:

Keith Ebert: President (via Zoom)  
Lou Lafrenaye: Stormwater/CERT Coordinator  
Timothy Burke: Lake 1 Coordinator  
Shirley Flanagan: Newsletter Editor  
Clint Flanagan: Web Services Coordinator  
Angela Hurst: Beautification Coordinator

Homeowners Present: 2 homeowners attended the meeting via Zoom.

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 August 18, 2022.

4. **Committee Reports**:

- a) **Newsletter Editor**: Ms. Flanagan emailed that there are no new developments.
- b) **Web Services Coordinator**: Mr. Flanagan emailed that he and Mr. Hess have rebuilt the TLHA website using the upgraded software and everything seems to be working as intended. He also audited the community database to make sure it is as accurate as possible.
- c) **Beautification Committee**: Ms. Hurst reported the Yard of the Month was 516 Bridge Wood Dr., the Gambino family.
- d) **Lakes Management**: Mr. Payne reported 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 installation of the new diffusers is currently scheduled for next week.
- e) **Storm Water**: Mr. Lafrenaye emailed his report that he has drafted a report summarizing the Lake 1 North Dredging Project. The report will be available on the TLHA website once it is finalized. He also met with Joe Brogan to provide input regarding an upcoming engineering study to be completed by York County.



- f) CERT: Mr. Lafrenaye emailed his report that he assisted the Fire Department with replacing smoke detectors/batteries at local senior living facilities.
  - g) Welcoming Committee: Mr. Ebert reported he welcomed one new resident to the neighborhood since the last meeting.
  - h) Neighborhood Watch: Position vacant; no report given.
  - i) Activities Committee: Position vacant; no report given.
  - j) Grounds Maintenance: Ms. Knaub reported the request to remove the Watch Lights from the Association's property insurance coverage has been sent to the carrier and they are working on processing it.
  - k) Architectural Review (ARC): Ms. Knaub reported there have been two (2) ARC requests approved since the last board meeting:
    - 103 Elise Place – 6' white vinyl fence across the front on both sides of the house
    - 114 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 was sent to board members via email.
5. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report for August and answered questions from the board. He also presented a draft FY2022-23 budget.
6. **Old Business**
- Shoreline Maintenance: Ms. Knaub reported she obtained additional information about shoreline maintenance and planting recommendations from an agent at the Virginia Cooperative Extension. She will send the information out via email to board members and related committee chairs.
  - Neighborhood Signage: Ms. Knaub reported on her progress with obtaining York County approval to have a sign installed on the pump station property at the corner of Coventry Blvd. and Bridge Wood Dr.
  - Speed Limit/No Thru Truck Signs: Ms. Knaub reported she is working with the Engineering Manager for York County to determine the feasibility of having two more speed limit signs installed in the neighborhood. The Engineering Manager is researching the process of having some streets listed as restricted access roads to mitigate truck traffic that may use the neighborhood as an access route to industrial businesses located on Route 17.
  - Request for Zoning Exception by Sims Metal Management: Ms. Knaub reported York County will be holding a community informational meeting about the Special Exception requested by Sims Metal. The meeting will be held Wednesday, October 12 at 7:00 pm in the Tabb Library Meeting Room. County staff and representatives from Sims Metal will present information about what is being proposed and residents will be able to ask questions and offer comments. Board will get the word out by sending letters to Lake 1 residents and emails to the remaining residents. The following was discussed by the board to be brought up at the Special Exception meeting: restrict usage, no more expansion and installing real noise barrier walls instead of using containers.



- **AGM Planning:** Mr. Sharadin made a motion, which was seconded and unanimously approved to have the TLHA AGM that is scheduled for Tuesday, October 25 at 7:00 pm via Zoom.

Notice: Mr. Rossi indicated he had enough signs for posting about the meeting. Mr. Sharadin made a motion, which was seconded and unanimously approved to ask Victory Community Management to mail postcards to announce the meeting. Mr. Flanagan will be asked to send an email notice and to create a registration form on the TLHA website. Completed registrations will be sent to Ms. Knaub who will respond with the Zoom information needed to join the meeting.

Slides: Ms. Knaub was asked to revise the slides for the AGM presentation.

Board Member Elections: Mr. Sharadin informed the board he does not intend to seek re-election for another term on the board.

- **Open Items from Previous Meetings:** The Board reviewed the Open Items.
7. **New Business:** Mr. Sharadin made a motion, which was seconded and unanimously approved to move forward with having the Association's landscape contractor apply grass seed at the area where the trees were removed at the Lake 1 outflow pipes.
  8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, Oct 18, 2022 at 7:00. The meeting will be held at the Poquoson Public Library.
  9. **Adjournment:** Mr. Sharadin adjourned the meeting at 8:11 pm.

Submitted by Victory Community Management, Inc.

APPROVED MINUTES