



Board of Director's Monthly Meeting

October 18, 2022

1. **Call to Order:** Mr. Ebert 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:

Keith Ebert: President
Ellis Sharadin: Vice President
Jennifer Kurr: Member-At-Large
Robert Cook: Member-At-Large
Charles Rossi: Secretary/Treasurer
Jeffrey Payne: Lake 2 Coordinator
Angela Hurst: Beautification Coordinator
Lou Lafrenaye: Stormwater/CERT Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Samuel Ray: Member-At-Large
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Web Services Coordinator

Homeowners Present: One (1) homeowner attended the meeting via Zoom.

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

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 September 20, 2022.

4. **Committee Reports:**

- a) **Newsletter Editor:** No coordinator present; no report given.
- b) **Web Services Coordinator:** Mr. Flanagan emailed his report that he continued tweaking the new website software and created a web-based AGM registration process for TLHA residents to register for the meeting. Additionally, he created email accounts for all official positions in TLHA to alleviate problems with the previous forwarding system.
- c) **Beautification Committee:** Ms. Hurst reported no new developments.
- d) **Lakes Management:** Mr. Payne reported he will continue his monthly inspection of the shoreline from the water. Ms. Knaub reported all diffusers in both lakes have been replaced and all equipment is operational.
- e) **Storm Water:** Mr. Lafrenaye reported 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 reported on a recent meeting with York County staff about a capital improvement project that may include improvements to the outflow capacity of Lake 1.



- f) CERT: Mr. Lafrenaye reported he submitted storm preparation information which was sent to residents via the community email list prior to the most recent storm.
 - g) Welcoming Committee: Mr. Ebert reported he welcomed four (4) new residents to the neighborhood since the last meeting.
 - h) Neighborhood Watch: Position vacant; no report given.
 - i) Activities Committee: Mr. Ebert made a motion, which was seconded and unanimously approved to remove the Activities Committee report from future meeting agendas.
 - j) Grounds Maintenance: Ms. Knaub reported the request to remove the Watch Lights from the Association's property insurance coverage has been completed. A prorated refund (\$307) will be sent to the association. Mr. Lafrenaye was asked to pursue a quote for having a section of the berm along the Lake 1 trail repaired.
 - k) Architectural Review (ARC): Ms. Knaub reported there has been one (1) ARC request approved since the last board meeting:
 - 203 Richard Run—6' white vinyl fence to replace existing wooden privacy 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.
5. Treasurer's Report: Mr. Rossi presented the Treasurer's Report for September and answered questions from the board.
6. Old Business
- Request for Zoning Exception by Sims Metal Management: Mr. Ebert reported York County held a community informational meeting about the Special Exception requested by Sims Metal on Wednesday, October 12. County staff and representatives from Sims Metal presented information about what is being proposed and residents asked questions and offered comments.
 - AGM Planning: The TLHA annual membership meeting is scheduled for Tuesday, October 25 at 7:00 pm via Zoom. Postcards were sent to all homeowners to inform them of the meeting and registrations are being taken through a form on the Association's website. The community email list will be used to send out another reminder and signs will be placed at the neighborhood entrances. The draft Power Point presentation was reviewed, and revisions were made.
 - Open Items from Previous Meetings: The Board reviewed the Open Items.
7. New Business: There was no New Business.
8. Date Confirmation: The annual membership meeting will be held next Tuesday, October 25 at 7:00 pm via Zoom. The next regular Board meeting is scheduled for Tuesday, November 15, 2022 at 7:00 pm at the Poquoson Public Library in the Genealogy Room.
9. Adjournment: Mr. Ebert adjourned the meeting at 8:55 pm.

Submitted by Victory Community Management, Inc.

APPROVED MINUTES