



Annual General Membership Meeting Notes — For informational purposes only **October 25, 2022**

Call to Order: Mr. Keith Ebert convened the Tabb Lakes Homes Association Annual General Membership Meeting at 7:04 pm. The meeting was held via Zoom.

Personnel in attendance:

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

Homeowners in attendance:

In addition to those listed above, thirteen (13) residents attended the meeting.

In all, twenty (20) households were represented at the meeting, which does not fulfill the requirements for a quorum. The meeting was held for informational purposes.

The Board and Committee Members presented Power Point slides on each of the following topics:

1. **Introductions and TLHA Year in Review:** Mr. Ebert introduced the Board members, committee coordinators, and Association Manager to the members. He presented a summary of the Tabb Lakes Homeowners Association's history and organization together with a review of board and committee accomplishments over the past year. This year volunteers took part in the Great American Cleanup, developed a comprehensive map showing neighborhood utilities, and completed installation of signs provided by the Sheriff's Dept. reminding homeowners to lock their cars and remove valuables. The board worked to negotiate a new, more comprehensive grounds maintenance contract with the Association's long-time landscape company, supported noise mitigation for Sims Metal Management operations, replaced the diffusers for the sub-surface aeration systems on both lakes, and requested York County correct a drainage problem behind Bridge Wood Dr. Trees were removed at the north end of Lake 1 as a follow-up to last year's dredging project. In addition, progress was made with a project to install Tabb Lakes signs at the neighborhood's secondary entrances.
2. **Treasurer's Report:** Mr. Rossi reviewed FY 2021-22 income and expenses and presented the Proposed FY 2022-23 budget. The budget includes an 8.3% assessment increase reflecting the Consumer Price Index (CPI). 2023 assessment amounts will be \$201.25 for non-lakefront homes and \$226.35 for homes on the lake. Mr. Rossi also provided an update on the reserve funds.
3. **Committee Reports:**
 - a. **Beautification Committee** – Ms. Hurst presented an overview of the Beautification Committee's holiday decorations contest, Yard of the Month program, and coordination of the Great American Cleanup event. She encouraged residents to volunteer to assist them with decorating or making enhancements to the neighborhood's entrances.
 - b. **Grounds Maintenance** – Ms. Knaub explained the duties of Victory Community Management, Inc. in overseeing the neighborhood's grounds maintenance.



- c. Lakes Management – Mr. Payne explained the Lakes Management duties and the services provided by the lake maintenance contractor. He encouraged homeowners to be vigilant in keeping trash and debris out of the lakes.
 - d. Stormwater – Mr. Lafrenaye explained the objective and activities of the Stormwater Committee and reported on the committee’s efforts to prepare the drainage system for storms. He also reviewed the dredging and tree-removal project completed at the Lake 1 outflow area. He reported York County staff are studying the Tabb Lakes stormwater system as part of preliminary plans for a Capital Improvement Project that may include the neighborhood’s outflow structures.
 - e. Community Emergency Response Team (CERT) – Mr. Lafrenaye explained the goals and activities of the CERT committee. He reported there are approximately 50 members of the committee of which 22 are CERT trained. In addition to providing information via the newsletter and Welcome Committee packets, CERT volunteers assisted with smoke detector inspections and battery replacements for senior living facilities in York County. He also reported the committee website has been redesigned and updated with new information.
 - f. Newsletter Editor –Ms. Kurr, presenting for Ms. Flanagan, reviewed the objectives and policies of the newsletter. She reminded members the newsletter is now offered in electronic format, with hardcopies available by request only.
 - g. Web Services Coordinator –Ms. Kurr, presenting for Mr. Flanagan, gave an overview of the responsibilities of the Web Services coordinators. She encouraged members to visit the Association’s website, www.TabbLakes.org and emphasized the importance of making sure the Association has their current email address.
 - h. Welcoming Committee –Mr. Ebert reported there have been 28 new families welcomed to the neighborhood this year and highlighted the materials that are given out when welcoming them.
 - i. Neighborhood Watch – This position is currently vacant. Mr. Ebert encouraged the homeowners to consider volunteering to head up this important committee.
 - j. Architectural Review – Ms. Knaub presented an overview of the purpose and requirements of the Architectural Review Request process. She also provided a summary of the architectural review requests that were submitted and approved during the past year.
4. **Covenants Compliance Program**: Ms. Knaub presented an overview of the Covenants Compliance Program and a summary of common compliance issues. She also presented a summary of home sales over the past year noting that typical homes have been selling at an average of 22.7% above their York County assessment values.
5. **Old Business**:
- a. Potential TLHA Documents Rewrite: Ms. Knaub expanded on last year’s presentation about rewriting the Association’s Declaration and By Laws. She outlined the process which would bring the documents up to date and in line with changes to Virginia law.
 - b. Proposed Shoreline Maintenance Standards: Mr. Sharadin presented the draft Shoreline Maintenance Standards. Lakeside homeowners will be required to abide by certain standards to maintain water quality, prevent erosion, reduce the need for dredging and keep the lake



- equipment working properly. Once the resolution has been finalized and passed, homeowners will be given a reasonable amount of time to bring their property into compliance.
- c. Neighborhood Signage: Mr. Ebert presented two possible designs for the proposed signs to be installed at the four “secondary” entrances. The signs will promote a positive sense of community and will be a welcoming feature of the neighborhood.
6. **New Business**:
- a. Solar Panels: Ms. Knaub reviewed updated regulations in the Virginia Code pertaining to solar panel installations in HOAs.
- b. Board Member Election: Mr. Cook explained that two board positions were up for election. Mr. Ebert agreed to serve another term and will be appointed by the remaining board members at their November meeting since there was not a quorum at the AGM. Mr. Sharadin does not wish to serve another term and he was thanked for his many years serving on the board. No additional nominees came forward. The open position will remain vacant until an interested homeowner comes forward to be appointed by the board.
- c. Neighborhood Watch Coordinator: Brian Forbes expressed an interest in filling this position. Mr. Ebert will contact him to provide additional information.
7. **Homeowner Questions/Comments**: In response to homeowner questions, Ms. Knaub clarified requirements for submitting an ARC request when replacing an existing fence. Positive comments were made in support of the document rewrite project and the new entrance signs.
8. **Closing**: The meeting was adjourned at 8:15 pm. The next TLHA Board Meeting will be held Tuesday, November 16 at 7:00 pm at the Poquoson Library.

The AGM slide presentation will be posted to the TLHA website, www.TabbLakes.org, after the meeting.