



Board of Director's Monthly Meeting

January 17, 2023

1. **Call to Order**: Ms. Kurr 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:

Jennifer Kurr: Vice-President
Jim Cochran: Member-At-Large
Robert Cook: Member-At-Large
Angela Hurst: Beautification Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Keith Ebert: President
Samuel Ray: Member-At-Large
Charles Rossi: Secretary/Treasurer
Jeffrey Payne: Lake 2 Coordinator
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Web Services Coordinator
Lou Lafrenaye: Stormwater/CERT Coordinator
Brian Forbes: Neighborhood Watch Coordinator

Homeowners Present: Three homeowners attended the meeting.

2. **Homeowner Forum**: The homeowners expressed interest in whether association assessments could be paid through some electronic means besides online billpay. Potential future lake projects and the VDOT ditch project were also discussed.

3. **Approval of Previous Minutes**: Ms. Kurr made a motion which was seconded and unanimously approved, to approve the minutes from the board meeting held November 15, 2022.

4. **Committee Reports**:

- a) **Newsletter Editor**: No coordinator present; no report given.
- b) **Web Services Coordinator**: Mr. Flanagan emailed his report that he has continued to monitor and update the Tabb Lakes website and homeowner databases. He distributed several community emails and the 4th quarter newsletter.
- c) **Beautification Committee**: Ms. Hurst reported the committee awarded the holiday decorations awards to 401 Bridge Wood Dr. and 504 Tabb Lakes Dr. Mr. Lafrenaye was thanked for his assistance with the neighborhood's entrance decorations.
- d) **Lakes Management**: Ms. Knaub reported several issues with lake equipment that will be addressed with the lake maintenance contractor.
- e) **Storm Water**: Mr. Lafrenaye emailed his report that York County recently removed debris from the Lake 1 outflow pipes and that the repair to the berm is complete. The board requested Mr. Lafrenaye create a scope of work for having some tree work done along the Lake 1 trail.



- f) CERT: Mr. Lafrenaye reported no new developments.
 - g) Welcoming Committee: Mr. Ebert reported he welcomed one (1) new resident to the neighborhood since the last meeting.
 - h) Neighborhood Watch: No coordinator present; no report given.
 - i) Grounds Maintenance: Ms. Knaub reported the Tabb Lakes Dominion account should reflect the correct number of LED WatchLights within the next two billing cycles. A refund of \$218.46 has been issued due to the incorrect billing.
 - j) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last board meeting:
 - 910 Tabb Lakes Dr. – replace timbers around culvert pipe with blocks
 - 112 Richard Run – install solar panels
 - 102 Adele Ct. – install solar panels
 - k) Covenants Compliance: Ms. Knaub reviewed the process to be used for board members to confirm citations for stained roofs and rusty/peeling chimney chase covers. Covenants compliance inspections will resume in February.
5. **Treasurer's Report**: Ms. Knaub presented the Treasurer's Report for November and December and answered questions from the board.
6. **Old Business**
- Neighborhood Signage: Ms. Knaub provided an update on progress with obtaining an easement to install a neighborhood sign on the York County property located at the corner of Coventry Blvd. and Bridge Wood Dr.
 - Open Items from Previous Meetings: The Board reviewed the Open Items.
7. **New Business**:
- January Assessment Invoice Mailing: The board reviewed a draft assessment notice. The full text of the Shoreline Maintenance Resolution will be included in the mailing this year. Assessment payments are due February 28th.
8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, February 21, 2023 at 7:00 at the Poquoson Library in the large study room.
9. **Adjournment**: Ms. Kurr adjourned the meeting at 8:08 pm.

Submitted by Victory Community Management, Inc.