



Board of Director's Monthly Meeting

February 21, 2023

1. Call to Order: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:01 pm. The meeting was held at the Poquoson Public Library in the Large Study Room.

Personnel in attendance:

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

Personnel absent:

Samuel Ray: Member-At-Large
Jim Cochran: Member-At-Large
Brian Forbes: Neighborhood Watch Coordinator
Clint Flanagan: Web Services Coordinator

Homeowners Present: Two homeowners attended the meeting.

2. Homeowner Forum: A discussion was held regarding dead tree limbs, property lines, and homeowner responsibility.

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 January 17, 2023.

4. Treasurer's Report: Mr. Rossi presented the Treasurer's Report for January and answered questions from the board.

5. Committee Reports:

- a) Newsletter Editor: Ms. Flanagan reported the next newsletter deadline is Monday, February 27. Topics for newsletters were discussed. It was discussed that the annual yard sale would be held May 20, 2023.
- 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. Mrs. Knaub confirmed all Tabb Lakes email addresses are working/forwarding.
- c) Beautification Committee: Ms. Hurst reported the Great American Cleanup is Saturday March 25, 9am-11 am.



- d) Lakes Management: Ms. Knaub reviewed a quote for a new compressor for the Lake 1 sub-surface aeration system. More information will be sent out via email. Modifications to the wooden compressor boxes will be made in order to attempt to improve air circulation and prolong the life of the compressors.
- e) Storm Water: Mr. Lafrenaye reported on an upcoming meeting with an engineer contracted by York County to discuss modifications that may be done at the outflow. Mr. Lafrenaye also requested board members help in locating any goose nests/eggs and report them to him.
- f) CERT: Mr. Lafrenaye reported no new developments.
- g) Welcoming Committee: Mr. Ebert reported he welcomed two new residents to the neighborhood since the last meeting.
- h) Neighborhood Watch: Ms. Knaub reported for Mr. Forbes that he has not received reports of any crime activity in the neighborhood recently.
- i) Grounds Maintenance: Ms. Knaub reported that some Watch Lights from the repair list had been repaired. Ms. Knaub also reported that new mulch had been placed at the Tabb Lakes entrances and common area.
- j) Architectural Review (ARC): Ms. Knaub reported there have been three (3) ARC requests approved since the last board meeting and one request which is pending:
 - 503 Tabb Lakes Dr. – shed, 6’ white vinyl fence
 - 108 Richard Run – shed
 - 101 Jonathan Junc. – replace sidewalk, driveway and driveway apron with concrete
 - 210 Gardenville Dr – replace 6’ wooden privacy fence (pending)

She also reported two fences have been replaced or constructed recently without obtaining ARC approval. All homeowners will be reminded in the upcoming newsletter about ARC approval procedures.

- k) Covenants Compliance: Ms. Knaub reported the first inspection of the year has been completed. The roof and chimney cap/chase cover list has been sent to Board members. Board member votes will be used to determine which properties are sent violation notices. Ms. Knaub requested the inspections be completed by March 6.

6. Old Business

- Neighborhood Signage: Ms. Knaub reported she has requested approval of the proposed location of the sign at the corner of Coventry Blvd. and Bridge Wood Dr. from the York County Engineering Manager.
- VDOT Ditch Project: Ms. Knaub reported VDOT has recently completed work to re-form the roadside drainage ditches on Gardenville Dr. and Monty Manor. In a few weeks they should be working on Richard Run.
- VDOT Truck Restrictions: Ms. Knaub reported that there is a York County Code restricting truck use in Tabb Lakes, York County Code Sec 15.8.
- Open Items from Previous Meetings: The Board reviewed the Open Items.



7. **New Business:**

- **Reserve Study:** A discussion was held regarding having a professional reserve study completed. Ms. Knaub reported two quotes have been received and more information will be sent via email.
- **Governing Documents Revision:** Mr. Ebert made a motion which was seconded and unanimously approved, to move forward with the governing documents revision.
- **York County HOA Meeting:** Ms. Knaub reported that York County will hold an HOA meeting March 30 @ 6pm at the Senior Center of York. Two members per association may attend. Attendees must RSVP.

8. **Date Confirmation:** The next regular Board meeting is scheduled for Tuesday, March 21, 2023 at 7:00 at the Poquoson Library.

9. **Adjournment:** Mr. Ebert adjourned the meeting at 8:48pm.

Submitted by Victory Community Management, Inc.