



Board of Director's Monthly Meeting

April 18, 2023

1. Call to Order: Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7pm. 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 (via Zoom)
Jim Cochran: Member-At-Large
Mary Van Houten: Member-At-Large
Charles Rossi: Secretary/Treasurer (via Zoom)
Angela Hurst: Beautification Coordinator/Victory Community Management
Tim Burke: Lake 1 Coordinator
Jeffrey Payne: Lake 2 Coordinator
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Web Services Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Lou Lafrenaye: Stormwater/CERT Coordinator
Brian Forbes: Neighborhood Watch Coordinator

Homeowners Present: There were no homeowners present at the meeting.

2. Homeowner Forum: Ms. Kurr held a discussion regarding fishing from lakefront properties. All homeowners are reminded that fishing is not allowed on the lakes unless it is being done from one's own property or unless permission has been obtained from the property owner. Fishing is allowed in the HOA common area on Lake 1.

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 March 21, 2023.

4. Committee Reports:

- a) Newsletter Editor: Ms. Flanagan reported the next newsletter deadline is Monday, April 24. Topics for articles were discussed.
- b) Web Services Coordinator: Mr. Flanagan reported that he has continued to monitor the Tabb Lakes website and routine maintenance had been performed.
- c) Beautification Committee: Ms. Hurst reported that the annual Yard of the Month program that runs May-Sept is about to begin.
- d) Lakes Management: Ms. Hurst reported the compressor at Lake 1 has been replaced and one diffuser has been reported as being out. The fountain in Lake 2 is still being evaluated for repair. Mrs. Knaub noted that homeowners will be reminded in the upcoming newsletter that there is no longer a restriction on using the lake water for irrigation in May.

APPROVED 5/16/2023



- e) Storm Water: Mr. Lafrenaye sent his report via email that utilities are marked near the Lake 1 outflow for the initial design work York County is doing for a potential Capital Improvement Project. He also reported the grass and shrubs in the area by the outflow where the trees were removed and where the berm was repaired are coming in nicely. Mr. Burke reported that he had pulled several large items out of the spillway and open ditch that is behind Bridge Wood Dr.
 - f) CERT: Mr. Lafrenaye reported via email that volunteers assisted York County Fire & Life Safety staff with doing household safety and smoke detector inspections at a local over 55 community. He also reported a hurricane forecast for 2023 has been added to the TLERT section of the website.
 - g) Welcoming Committee: Mr. Ebert reported he welcomed two (2) new residents to the neighborhood since the last meeting.
 - h) Neighborhood Watch: Mr. Forbes emailed that there were no new developments.
 - i) Grounds Maintenance: Ms. Knaub reported the 2023-24 landscape maintenance contract with Scotty's Lawn & Landscaping Service, Inc. has been signed. The contract included a per month increase in the cost of services due to the increases in mulch, gas, turf chemicals, minimum wage, etc. Ms. Knaub also reported the irrigation system at the Route 134 entrance has been turned on for the season and no issues were found by the contractor.
 - j) Architectural Review (ARC): Ms. Knaub reported there has been one (1) ARC request approved since the last board meeting:
 - 406 Bridge Wood Dr. – install a gravel parking pad next to their existing driveway
 - k) Covenants Compliance: Ms. Knaub reported the summary report from the latest inspection has been sent to Board members. An executive session will be held at the end of the meeting.
5. Treasurer's Report: Mr. Rossi presented the Treasurer's Report for March. He reported that thirty-four (34) homeowners still need to pay their assessments.

6. Old Business

- Lake 1 Trees: Mr. Ebert made a motion which was seconded and unanimously approved to approve the Acelution, Inc. quote to be paid from the reserve funds to have five (5) clusters of trees hanging out over the water along the L1 trail removed.
- Neighborhood Signage: Ms. Knaub reported that she has gotten approval from the York County Engineering Manager regarding the proposed location on the neighborhood signs and will now seek approval from the York County Development Services and Zoning Department.
- VDOT Ditch Project: Ms. Knaub reported VDOT is planning to work on reforming the roadside ditches along Tabb Lakes Dr. between Jonathan Junction and Route 134 when they return to the neighborhood
- Reserve Study: Ms. Knaub reported she provided additional information about the reserve study quotes, including a revised quote, to board members via email.



- Governing Documents Revision: Ms. Knaub reported that she has received the templates for the document rewrite. Ms. Knaub to review and then provide to Board members.
- Sims Property Update: Mr. Ebert reported he sent a letter, written by Mr. Lafrenaye, to Tim Cross and Sheila Noll requesting to meet to discuss the potential effects on Tabb Lakes residents by Sims Metal's recent purchase of additional land on Rt 17.
- Open Items from Previous Meetings: The Board reviewed the Open Items.

7. New Business: There was no new business.

8. Executive Session: A motion was made, seconded and unanimously approved to move into an executive session at 8:12 pm for the purpose of discussing several properties with ongoing covenants compliance issues. At 8:35 pm a motion was made, seconded and unanimously approved to move back into regular session.

Once back in regular session, a motion was made, seconded and unanimously approved to ask Ms. Knaub to send an additional compliance notice to one homeowner about their continuing compliance violations and to another homeowner with an ARC violation.

9. Date Confirmation: The next regular Board meeting is scheduled for Tuesday, May 16, 2023 at 7:00 pm at the Poquoson Library.

10. Adjournment: Mr. Ebert adjourned the meeting at 8:36.

Submitted by Victory Community Management, Inc.