



Board of Director's Monthly Meeting

September 19, 2023

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
Jennifer Kurr: Vice-President
Jim Cochran: Member-At-Large
Robert Cook: Member-At-Large (via Zoom)
Charles Rossi: Secretary/Treasurer
Tim Burke: Lake 1 Coordinator
Jeffrey Payne: Lake 2 Coordinator
Angela Hurst: Beautification Coordinator (via Zoom)
Lou Lafrenaye: Stormwater/CERT Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Personnel absent:

Mary Van Houten: Member-At-Large
Shirley Flanagan: Newsletter Editor
Clint Flanagan: Web Services Coordinator

Homeowners Present: Two homeowners attended the meeting.

2. Open Forum: The board and Ms. Knaub answered the homeowners' questions about replacing their fence.

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 on August 15, 2023.

4. Committee Reports:

- a) Newsletter Editor: Ms. Flanagan emailed her report that there are no new developments.
- b) Web Services Coordinator: Mr. Flanagan emailed his report that in the last month he has updated the homeowners' database and posted previous minutes to the TLHA web site. He has also performed the monthly web server maintenance.
- c) Beautification Committee: Ms. Hurst emailed her report that the September Yard of the Month award was given to 105 Conway Ct. She and Mr. Rossi have been working on securing signs for the winners of the holiday decorations contest.
- d) Lakes Management: Mr. Burke reported there is a shallow spot in Lake 1 where debris is collecting. He also reported there seem to be plenty of fish and active snapping turtles in the lake. Mr. Payne reported all equipment on Lake 2 is operational. Ms. Knaub reported the electrical outlet cover/box at the Lake 1 compressor box will be replaced. Solitude continues to troubleshoot the diffuser on Lake 1 that is not working.
- e) Storm Water: Mr. Lafrenaye discussed the logistics of future potential dredging projects. He also provided an update on the engineering study that is being done in preparation for a York County Capital Improvement Project involving the outflow at the north end of Lake 1.
- f) CERT: Mr. Lafrenaye reported on several recent power outages and that the website has been updated.

Approved 10/17/2023



- g) Welcoming Committee: Mr. Ebert emailed his report that he welcomed five (5) new residents to the neighborhood since the last meeting.
- h) Neighborhood Watch: Position vacant; no report.
- i) Grounds Maintenance: Ms. Knaub reported two Watch Lights on Bridge Wood Dr. have been submitted for repairs.
- j) Architectural Review (ARC): Ms. Knaub reported there have been two (2) ARC requests approved since the last board meeting:
- 117 Jonathan Junc. – After-the-fact approval of additional fencing, sidewalk and driveway repaving.
 - 212 Monty Manor – Replace white picket fence with black metal fence.
- k) Covenants Compliance: Ms. Knaub reported the summary report from the latest inspection has been sent to Board members. One property that had been in distress has been purchased and will be renovated soon.
5. **Treasurer's Report**: Mr. Rossi presented the Treasurer's Report for August and answered questions from the board. All but one 2023 assessment has been collected. Mr. Rossi presented a draft budget for FY 2023-24.
6. **Old Business**
- Neighborhood Signage: Ms. Knaub provided an update on the status of obtaining approval from the County for a sign to be installed at Bridge Wood Dr.
 - Reserve Study: Ms. Knaub reported the draft of the new reserve study has been completed. After an initial review it will be sent out to the board for review.
 - Review of Lake Coordinator Duties: Ms. Kurr made a motion which was seconded and unanimously approved to adopt the revised list of Lake Coordinator duties.
 - Governing Documents Revision: Ms. Kurr reported she has scheduled a meeting with those interested in working on the revision of the governing documents for Thursday, September 28th at 6:00 pm at the Tabb Library.
 - Annual Meeting Planning: The annual meeting will be held on Oct. 24, 2023 at 7:00 pm at the library at Coventry Elementary School. The board requested Victory Community Management have postcard invitations sent to all homeowners.
 - Open Items from Previous Meetings: The Board reviewed the Open Items.
7. **New Business**: There was no new business brought before the board.
8. **Date Confirmation**: The next regular Board meeting is scheduled for Tuesday, October 17, 2023 at 7:00 pm at the Poquoson Library.
9. **Adjournment**: Mr. Ebert made a motion, which was seconded and unanimously approved to adjourn the meeting at 8:15 pm.

Submitted by Victory Community Management, Inc.

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