



Board of Directors Monthly Meeting Minutes October 10, 2018

1. **Call to Order:** Ms. Beissner convened the Woods of Tabb Homes Association monthly Board of Directors (BOD) meeting at 7:00 pm in the Poquoson Library, in Poquoson, VA.

Personnel in attendance:

Tracy Beissner: President
Bonnie Woltman: Treasurer
Audra Simsic: Secretary
David Pine: Newsletter
Jerry Garrett: ARC Committee

Personnel absent:

Linette Kirby: Vice President
Ron DeWitt: Member-at-Large
Rick Sherwin: Member-at-large
Amy Nickol: Grounds Committee
Rick Kurek: Grounds Committee
Jim Kirby: Lakes Committee
David Flittner: ARC Committee
Julianne Constantino: Beautification Committee
Bibi Laborte: Welcoming Committee
Sherrie Krist: Website

2. **Homeowner Forum:**

- a. 3 homeowners were in attendance
- b. Three homeowners attended to discuss concern about trees growing on the easement between their homes. The homeowners were informed that the Board had already moved ahead with a remedy.
- c. One homeowner attended to discuss grandfathered approval for parking a boat or trailer on her property.

3. **Secretary's Report:**

- a. Approval of previous minutes: Ms. Beissner made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held on September 12, 2018.
- b. New Business: Ms. Simsic reported that Annual Meeting packets were mailed to homeowners on October 9, 2018.

4. **Treasurer's Report:**

- a. Status of Account/Expenditures: Ms. Beissner made a motion, which was seconded and unanimously approved via email, to approve the Treasurer's Report from the BOD meeting held on September 12, 2018.
- b. Old Business:
 - i. Ms. Woltman provided an update on the status of the association insurance policy.



- ii. Ms Woltman gave a status update on the ongoing audit.
- iii. Ms. Woltman reported one outstanding HOA assessment. Ms. Beissner made a motion, which was seconded and unanimously approved, to turn the matter over to the association's attorney.

5. Committee Reports:

- a. ARC: The Board reviewed newly created written guidelines for processing ARC requests and disclosures. Mr. Garrett noted one new ARC request for a shed at 101 Willards Way which was approved.
- b. Grounds & Tennis: The Board reviewed estimates from two companies for repair to the tennis court surface. The board also discussed tree trimming projects underway. Ms. Beissner reported on landscaping work at Champions Path Park that was not completed satisfactorily and on her follow up with the landscape company to resolve this issue. Ms. Beissner also updated the board on several grounds-related maintenance projects that the landscaping company advised addressing.
- c. Lakes: Mr. Kirby reported on a maintenance issue at one of the lakes. One of the homeowners who attended the meeting also noted the growth of alligator weed in one of the lakes.
- d. Welcoming: no report submitted.
- e. Beautification: the October Yard of the Month was 106 Champions Path.
- f. Social: Ms. Simsic reported that the Fall Festival is scheduled for November 4, 2018 from 2-4 pm at the Champions Path Park. Ms. Simsic reported that Ms. Nickol was interested in chairing the luminary event in November/December.
- g. Website: no new developments.
- h. Newsletter: Mr. Pine reported that the submission deadline for the next newsletter is November 14, 2018.

6. Adjournment: Ms. Beissner adjourned the meeting at 9:00 pm.

7. Date Confirmation:

- a. Wednesday, November 7, 2018 - Annual WOT Homeowners' Meeting, 7pm, Tabb Library Meeting Room
- b. Wednesday, December 12, 2018 - Board Meeting, 7pm, Poquoson Library