



## **Board of Directors Monthly Minutes**

**Date: June 17, 2019**

1. **Call to Order:** Mr. DeWitt convened the Woods of Tabb Homes Association monthly Board of Directors (BOD) meeting at 7:06 pm at the Poquoson Library.

**Personnel in attendance:**

Ron DeWitt: President  
Craig Nickol: Vice President  
Bonnie Woltman: Treasurer  
Audra Simsic: Secretary  
David Pine: Newsletter  
Sarah Knaub: Victory Community Management

**Personnel absent:**

Bibi Laborte: Welcoming Committee  
Michael Case: Member-at-large  
Linette Kirby: Member-at-Large

2. **Homeowner Forum:** no homeowners present.

3. **Secretary's Report:**

- a. Mr. Nickol made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held on May 20, 2019.
- b. Bulletin board update - VCM, website, volunteer info and dog waste flyers now on display along with park rules and park reservation form.

4. **Treasurer's Report:**

- a. Status of account/expenditures: Ms. Woltman reviewed the association's financial reports for May 2019 with the Board.
- b. Old Business
  - i. Assessment update - 2 outstanding. Ms. Woltman sent out reminder letters in early June.

5. **Committee Reports:**

- a. Welcoming: no report submitted
- b. Beautification: no report submitted
- c. Social: no report submitted
- d. Newsletter: input for next newsletter needed by July 19.

6. **Victory Community Management Report:**

- a. ARC requests submitted since the last meeting: 3 new requests. One old ARC request is being resolved by Ms. Knaub.
- b. HOA Disclosure Packages: 2 requests since the previous meeting.
- c. Covenants Compliance:



- i. Inspection report review: Ms. Knaub highlighted findings from the latest inspection and answered questions from the Board. The Board was asked to provide guidance about several properties.
  - ii. The Board agreed that boats and RVs can remain on residents' properties for ~~7 consecutive days~~ for the purposes of cleaning, packing and maintenance. 

The limit for keeping boats, RVs, trailers, etc. on residents' properties was changed to 48 hours at 2/10/2020 Board meeting.
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- e. Grounds
- iii. Lakes:
    - 1. Algae/aquatic weed management - Ms. Knaub updated the Board on recent meetings with various contractors and county officials regarding WOT lakes and constructed wetlands.
  - iv. Park:
    - 1. Ms Knaub reviewed estimates for tree maintenance and discussed other landscaping work currently underway with the Board.
    - 2. The Board discussed replenishing the playground mulch at the park and will seek out additional estimates for this project.

**7. Old Business:**

- a. 2019 Reserve Study Review: due to two Board members being absent, this was tabled until a future meeting.
- b. Professional reserve study estimate update: estimates to be sent to the Board at a future date.

**8. New Business:**

- a. Little Free Library box for the park idea suggested.

**9. Meeting Adjournment:**

- a. Mr. DeWitt adjourned the meeting at 8:41pm.

**10. Date Confirmation:**

- a. Monday, July 15, 2019 - Board Meeting, 7:00 PM, Poquoson Library