



Board of Directors Monthly Meeting Minutes - December 9, 2019

1. **Call to Order:** Mr. DeWitt convened the Woods of Tabb Homes Association monthly Board of Directors (BOD) meeting at 7:00 pm at the Poquoson Library.

PRESENT		ABSENT	
President	Ron DeWitt	Secretary	Audra Simsic
Treasurer	Bonnie Woltman	Vice Pres	Craig Nickol
Member at Large	Linette Kirby	Welcoming	Bibi Laborte
Member at Large	Michael Case		
Victory Comm Mgmt	Sarah Knaub		
Newsletter	David Pine		
RESIDENTS PRESENT			
Treis Trail	Walter Rader		
Champions Path	Kristin McManus		

2. **Homeowner Forum:** No comments from the floor
3. **Secretary's Report:**
 - a. Ms. Kirby made a motion, which was seconded and unanimously approved, to approve the minutes from the board meeting October 21, 2019. Mr. DeWitt made a motion which was seconded and unanimously approved, to approve the November 6, 2019 AGM minutes as amended.
4. **Treasurer's Report:**
 - a. Ms. Woltman reviewed the association's financial reports for November 2019 with the Board.
 - b. All homeowner assessments for 2019 have been paid
 - c. Mr. Dewitt made a motion, which was seconded by Mr. Case and unanimously approved to approve the 2020 Budget which was initially presented at the November 6, 2019 AGM and was amended during the December 9, 2019 meeting. 2020 Assessments will be increased by 7.5% per household, bringing annual assessments to \$330 per household.
5. **Committee Reports:**
 - a. Welcoming: No report submitted
 - b. Beautification: No report submitted
 - c. Social: Luminary Prep and Distribution Event on Dec. 15, Luminary Night on Dec, 24.
 - d. Mr. Pine reported the next issue of the newsletter will be after the January Board meeting. Due to impending travel plans, Mr. Pine requested that a substitute be found to complete the publication of the March issue.



6. Victory Community Management Report:

- a. ARC requests submitted since previous meeting: 304 Champions Path, backyard fence.
- b. HOA Disclosure Packages: there has been one Resale Disclosure Package requested since the previous meeting.
- c. Covenants Compliance: Ms. Knaub reported on the Oct. 23 inspection
- d. Grounds:
 - i. Lakes
 1. Ms. Knaub reported on continuing algae/aquatic weed management support from Solitude
 2. Kenny Lake fountain was repaired--had sucked in plastic bags/debris.
 3. Potential Riprap Renovation: Tabled until a future meeting
 - ii. Park
 1. Ms. Knaub gave an update on the landscape contractor's maintenance efforts at the park. They will be replacing some arborvitaes that are not doing well for no charge.
 2. As approved by the board, Bloom has been contracted to empty trash can at Champions Park for the near-term.
 3. Board discussed longer term animal waste disposal options including potentially adding a second can inside Champions Park near Chris Slade Chase and hiring a company to empty the waste stations, along with the trash can. No decision made, will revisit at January 2020 meeting.
 4. Equipment cleaning: Ms. Knaub will spray sign, climbing wall, and picnic tables with Wet N' Forget
 - iii. Irrigation System--has been winterized and missed sprinkler head at park was replaced

7. Old Business:

- a. Several quotes for Pickleball line painting on tennis court were reviewed. No decision made, more information will be presented for discussion at a future meeting.



- b. Stub parcels on Treis Trail and Coach Hovis Drive: No report due to lack of time. Will be readdressed in a future meeting.

8. New Business:

- a. Mr. DeWitt made a motion, which was seconded and unanimously approved to appoint Bonnie Woltman to fill the Board position vacated due to Audra Simsic's resignation. Ms. Woltman will serve the final year of Ms. Simsic's term.
- b. Mr. Case made a motion, which was seconded and unanimously approved to appoint Ron DeWitt to the office of President and Craig Nickol to the office of Vice-President of the Board. Bonnie Woltman, Linette Kirby, and Michael Case will serve as Members-at-Large. The appointments became effective immediately and remain in effect for one year.
- c. Mr. DeWitt made a motion, which was seconded and unanimously approved to appoint Walter J. Rader Jr. to the position of Treasurer and Kristin McManus to the position of Secretary. The appointments became effective immediately and remain in effect for one year.

- 9. **Date Confirmation:** next meeting on Monday, January 13, 2020 at 7:00 PM, Poquoson Library

- 10. **Meeting Adjournment:** Mr. DeWitt adjourned the meeting at 8:42 p.m.

The 2019 Board Meetings at the Poquoson Library are scheduled as follows:

Monday, January 21	Monday, April 15	Monday, July 15	Monday, October 21
Monday, February 18	Monday, May 20	Monday, August 19	Wednesday, November 6 (AGM)
Monday, March 18	Monday, June 17	Monday, September 16	Monday, December 16