



## Annual Homeowners Meeting - Approved Minutes - November 8, 2021

1. **Call to Order:** Mr. McNeil convened the Woods of Tabb Homes Association Annual Homeowners Meeting at 7:03 pm. The meeting was held virtually via Zoom.

### **Board Members Present:**

President- Angus McNeil  
Vice President – Michael Case  
Treasurer - Walter Rader  
Secretary - Mike Laborte  
Member at Large- Craig Nickol

### **Personnel in attendance:**

Beautification – Linette Kirby  
Social Event - Donna Victorio  
Luminaries Event - Bonnie Woltman  
Welcoming – Bibi Laborte  
Newsletter - David Pine

### **Other attendees:**

Sarah Knaub, Victory Community Management (VCM)

In addition to those listed above, 6 homeowners attended the meeting. Twenty-six (26) valid proxies were received prior to the meeting, which is enough to fulfill the requirements for a quorum.

2. **President’s Message (Angus McNeil):** Mr. McNeil reviewed the events of the the past year. Some of the Board’s and volunteer accomplishments. Mr. McNeil thanked **all** the current Board members, officers, committee chairpersons, and volunteers for their hard work during 2021.
3. **Treasurer’s Report (Walter Rader):**
  - a. Review of 2020 Expenditures
  - b. Review of 2021 Proposed Budget and Assessment
4. **Committee Reports:** A brief presentation was given by each committee member pertaining to work accomplished during 2020 and goals for 2021.
  - a. Beautification - Linette Kirby
  - b. Welcoming - Bibi Laborte
  - c. Social Events – Donna Victorio. In addition D. Victorio requested event funds. W. Rader motioned and Board authorized \$60 for the next event (scavenger hunt).
  - d. Social - Bonnie Woltman. Reminded all of need for volunteers on 5 Dec for the packing and distribution of luminary display supplies throughout neighborhood.
  - e. Newsletter - David Pine
5. **Victory Community Management (VCM) Presentation (Sarah Knaub):**
  - a. VCM has elected not to continue offering service beyond our current contract.



- b. Ms. Knaub gave an overview of the many Management Services her company has provided including Architectural Review and Covenants Compliance programs.
  - c. Mr. McNeil explained the Board will evaluate the viability of using an expanded group of willing volunteers or need to find an affordable new property management company.
6. **Board of Director Positions:** Nominees Kristin McManus and Jim Kirby were elected to the Board to each serve three-year terms.
7. **Homeowner Forum:** Positive support was expressed for the use of property management companies.
8. **Upcoming Meetings (regular meetings held the second MONDAY of each month):**
  - a. Next meeting will be either Monday, December 6 or 13, 2021 - 7PM, via Zoom.
- Note:** The December BoD meeting will be 6 Dec based on polling of all Board members (old & new) after the meeting via email.
9. **Adjournment:** Mr. McNeil adjourned the meeting at 8:40 pm.

### WOTHA Board Member Terms

Member	Name	Term Start	Term Ends
1	Walter J. Rader Jr.	January 2021	December 2022*
2	J. Michael Laborte	January 2021	December 2023
3	Wilfred J. "Angus" McNeil	January 2021	December 2023
4	Kristin A. McManus	January 2022	December 2024
5	James E. Kirby	January 2022	December 2024

*\*Serving a 2-year term to correct the issue of having three board terms end in the same year.*