



**Board of Directors Monthly Meeting Minutes
August 8, 2018**

1. **Call to Order:** Ms. Beissner convened the Woods of Tabb Homes Association monthly Board of Directors (BOD) meeting at 7:03 pm in the Poquoson Library, in Poquoson, VA.

Personnel in attendance:

Tracy Beissner: President
Linette Kirby: Vice President
Bonnie Woltman: Treasurer
Audra Simsic: Secretary
Ron DeWitt: Member-at-Large
David Pine: Newsletter
Jim Kirby: Lakes Committee
Jerry Garrett & Julie Crist: ARC
Committee
Amy Nickol: Grounds Committee

Personnel absent:

Rick Sherwin: Member-at-large
David Flittner: ARC Committee
Amy Nickol: Grounds Committee
Rick Kurek: Grounds Committee
Julianne Constantino: Beautification
Committee
Bibi Laborte: Welcoming Committee
Sherrie Krist: Website

2. **Homeowner Forum:**

- a. One homeowner was in attendance.
- b. One homeowner discussed concern about maintenance issues with various homes in the neighborhood and the allowance for another resident to park an unauthorized vehicle on their property. Ms. Beissner provided an update on steps being taken to remedy covenants compliance issues.

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 July 11, 2018.

4. **Treasurer's Report:**

- a. Status of Account/Expenditures: Ms. Beissner made a motion, which was seconded and unanimously approved, to approve the Treasurer's Report from the BOD meeting held on July 11, 2018.
- b. Ms. Woltman reported on one outstanding HOA assessment. A second certified letter was sent to the homeowner encouraging payment of overdue assessment after the first was returned without signature.
- c. Ms. Woltman presented updated insurance coverage information for the association. Ms. Simsic made a motion, which was seconded and unanimously approved, to make the suggested adjustments to the policy. All coverage is at or above the limits required by the Virginia Code.



d. Ms. Woltman also updated the Board on the the 2017 audit.

5. Committee Reports:

- a. ARC: Ms. Crist and Mr. Garrett updated the Board on approved ARC requests for 102 Chris Slade Chase, 308 Champions Path, 104 Chris Slade Chase, 105 Melvins End, 104 Willards Way, 307 Champions Path and 402 Champions Path. The Board also discussed various ARC processes and procedures.
- b. Grounds & Tennis: Ms. Nickol reported on a recent site visit and estimate from a contractor regarding repair to the surface of the tennis court. Ms. Nickol will seek a second estimate from another contractor. A homeowner expressed concern about the quality of repairs done to the brick path in the park. Ms. Beissner will address these issues with the company that completed the repair work.
- c. Lakes: Mr. Kirby reported on seeking recommendations from a contractor on how best to maintain the lakes and constructed wetlands in the neighborhood regarding scheduled treatments versus regular observation with treatments when necessary.
- d. Welcoming: no new developments.
- e. Beautification: no new developments.
- f. Social: Ms. Simsic reported that she is unable to serve as unofficial social committee chair and all social events will be tabled until new volunteers are available.
- g. Website: no new developments.
- h. Newsletter: Mr. Pine reported that the the submission deadline for the next newsletter is September 16, 2018. Mr. Pine also reported that he will post a version of the newsletter that does not include residents' personal information to NextDoor.

6. Old Business:

- a. Mr. DeWitt updated the Board on plans for the neighborhood yard sale to take place on September 8, 2018.

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