



Board of Directors Monthly Meeting

Date: April 15, 2019

1. **Call to Order:** Mr. DeWitt convened the Woods of Tabb Homes Association monthly Board of Directors (BOD) meeting at 7:02 pm at the Poquoson Library.

Personnel in attendance:

Ron DeWitt: President
Audra Simsic: Secretary
Craig Nickol: Vice President
Linette Kirby: Member-at-Large
Michael Case: Member-at-large
David Pine: Newsletter
Sarah Knaub: Victory Community
Management

Personnel absent:

Bonnie Woltman: Treasurer
Bibi Laborte: Welcoming Committee

2. **Homeowner Forum:** No homeowners attended to present any issues.
3. **Secretary's Report:**
 - a. Ms. Kirby made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held on March 18, 2019.
4. **Treasurer's Report:**
 - a. Status of account/expenditures: Ms. Woltman shared the association's financial reports for March 2019 via email prior to the meeting and Mr. DeWitt reviewed them with the Board at the meeting.
 - i. Tax return and audit complete
 - b. Old Business
 - i. Assessment update:
 1. One long overdue assessment which required legal action was paid.
 2. There are still 11 assessments outstanding. Late notices have been mailed.
5. **Committee Reports:**
 - a. Welcoming
 - i. Three new families were welcomed to WoT in the past month.
 - ii. Ms. Laborte plans to schedule an interest meeting in late April for new Welcoming Committee volunteers.



- b. Beautification
 - i. No volunteers for this committee at present.
- c. Social
 - i. No volunteers for this committee at present.
- d. Newsletter
 - i. Input for next newsletter needed by May 24. (Friday after May meeting)

6. Victory Community Management Report:

- a. Records: Ms. Knaub noted that the records are now 75% reviewed and the Board agreed that she can dispose old materials once reviewed.
- b. ARC requests submitted since the last meeting: none.
- c. HOA Disclosure Packages: two since last meeting.
- d. Covenants Compliance
 - i. Inspection report review: Ms. Knaub presented the latest report and answered questions from the Board.
- e. Grounds
 - ii. Lakes:
 - 1. Algae/aquatic weed management contract: The Board reviewed estimates from the lakes management contractor for individual treatments and annual contracts for the management of aquatic vegetation.
 - a. Mr. Nickol made a motion, which was seconded and unanimously approved, to accept a bid for a monthly monitoring and treatment contract for BMP1 and Fisher Lake.
 - 2. Equipment Maintenance
 - a. Ms. Knaub reported that maintenance/repair has been scheduled for multiple pieces of lake equipment.
 - iii. Electrical repairs
 - 1. The Board reviewed an estimate for replacing the spotlights at each of the entrances with LED fixtures. Two out of the three lights are currently malfunctioning. The Board approved the estimate.
 - iv. Landscaping Contract:
 - 1. Ms. Knaub met with the Association's landscaping contractor and discussed their recommendations for mulching, removal and replacement of diseased/failing plants, berm erosion on the soccer field and needed tree trimming/removal. Ms. Knaub reviewed all recommendations with the Board. The Board approved moving ahead with the recommended improvements.



7. Old Business:

- a. Mailbox option approval: a motion was made, seconded and unanimously approved to rescind a motion made at the November 1, 2017 meeting that stipulated that anytime a mailbox post needed to be replaced it had to be replaced with a PVC post purchased from Walpole Outdoors. A motion was made, seconded and unanimously approved allowing either a new wooden post that conforms to the current mailbox post design or the PVC post from Walpole Outdoors to be acceptable. Information about the two options will be posted on the Association's website.

8. New Business:

- a. York County HOA Meeting @ Senior Center of York, May 14, 2019, 6:30 pm.
- b. Spring Yard Sale - will be held May 11.

9. Meeting Adjournment:

- a. Mr. DeWitt adjourned the meeting at 8:50 pm.

10. Date Confirmation:

- a. Monday, May 20, 2019 - Board Meeting, 7PM, Poquoson Library