



**Board of Directors Monthly Meeting Minutes – February 10, 2020**

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

Attendance		
President	Ron DeWitt	Absent
Vice President	Craig Nickol	Present
Member at Large	Linette Kirby	Present
Member at Large	Michael Case	Present
Member at Large	Bonnie Woltman	Present
Treasurer	Walter Rader	Present
Secretary	Kristin McManus	Present
Victory Comm Mgmt	Sarah Knaub	Present
<b>RESIDENTS PRESENT</b>		

2. **Homeowner Forum** – no one present
3. **Secretary’s Report:**
  - a. Approval of December and January minutes tabled for additional editing. Will review and approve at a future meeting.
4. **Treasurer’s Report**
  - a. Mr. Rader provided a status of accounts/expenditures as of January 2020
  - b. Mr. Rader’s name has been placed as the registered agent for the association
  - c. Reimbursement approved to Water Rader for assessment printing fees and QuickBooks software purchase
  - d. Ms. Knaub will bring an electronic bill pay resolution to the board for consideration at a future meeting.
  - e. Mr. Rader reported that as of 02/10/2020 115 owners have paid assessments (47% of neighborhood)
5. **Committee Reports**
  - a. Welcoming – no report
    - i. Mr. Rader reported that one resident has expressed interest in volunteering, will forward to Welcoming chair.
  - b. Beautification – Mr. Nickol reported that Amy Nickol expressed interest in volunteering for this.
  - c. Social – no report, need chair
  - d. Newsletter – Mr. Pine will not be able to complete the March 2020 issue, Mr. Jim Kirby will fill in for him. Yard sale will be May 2, 2019 (8 a.m. to 2 p.m.)



**6. Victory Community Management Report:**

- a. ARC requests submitted since previous meeting: none
- b. One Resale Disclosure packet has been requested since the previous meeting
- c. Covenants Compliance
  - i. Ms. Knaub provided an update on the covenants compliance quarterly inspection schedule. Inspections will begin in April to allow for a reminder to be published in the March newsletter.
  - ii. Vehicle Parking: The Board agreed that 48 hours in the driveway will be permitted for the loading, cleaning, and repairing of pull-behind-trailers / RVs / Boats / campers.
  - iii. Ms. Knaub provided updates on several covenants compliance issues.
- d. Grounds
  - i. Ms. Knaub provided an update on grounds maintenance issues and progress.
  - ii. Waterworks bills were discussed. Mr. Rader will contact Waterworks to verify that the meter readings taken over the past few months are correct.
  - iii. Board approved Custom Irrigation Systems 2020 contract
  - iv. Pet waste station status and improvements discussed.
  - v. Ms. Knaub presented several estimates for the required tree work. Board discussed and agreed to divide the work between two contractors to minimize cost. Ms. Knaub to finalize contracts.

**7. Old Business**

- a. Pickleball lines on tennis courts discussed, more information will be presented at a future meeting for further discussion.
- b. Reserve Study should be complete by end of Feb 2020
- c. VDOT Rights-of-Way/Stub Parcels: Ms. Knaub reported no new developments.

**8. New Business:** There was no new business

**9. Date Confirmation of next meeting**

- a. Monday, March 9, 2020 - 7 PM, Poquoson Library

**10. Meeting Adjournment:** Mr. Nickol adjourned the meeting at 8:55 PM.



**The 2020 Board Meetings at the Poquoson Library are scheduled as follows:**

Monday, January 13	Monday, April 13	Monday, July 13	Monday, October 12
Monday, February 10	Monday, May 11	Monday, August 10	AGM - TBD November
Monday, March 9	Monday, June 8	Monday, September 14	Monday, December 14