



Annual Homeowners Meeting Minutes - November 7, 2018

1. **Call to Order:** Ms. Beissner convened the Woods of Tabb Homes Association Annual Homeowners Meeting at 7:01 pm in the Tabb Library, in Yorktown, VA.

Personnel in attendance:

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

Personnel absent:

Rick Sherwin: Member-at-large
Julianne Constantino: Beautification Committee
Rick Kurek: Grounds Committee
Sherrie Krist: Website

Total Homeowners in attendance:

34

Other attendees:

Sarah Knaub, Victory Community Management
Tom Shepperd, York County District 5 Representative

2. **York County Board of Supervisors Presentation (Tom Shepperd, District 5 Representative):** Mr. Shepperd updated residents on the status of the Legacy of Poquoson development, the Wythe Creek Causeway and the widening of Victory Blvd.
3. **President's Message (Tracy Beissner):** Ms. Beissner introduced the topic of partial community management and the proposed increase in annual HOA assessments for homeowners.
3. **Committee Reports:** a brief presentation was given by committee members pertaining to the purpose, responsibilities and work accomplished by each committee during 2018.



- a. Architectural Review (ARC) - David Flittner
 - b. Grounds and Tennis Court - Tracy Beissner and Amy Nickols
 - c. Lakes - Jim Kirby
 - d. Welcoming - Bibi Laborte
 - e. Beautification - Tracy Beissner
 - f. Social - Audra Simsic
 - g. Website - Tracy Beissner
 - h. Newsletter - David Pine
4. **2019 Board of Directors Election (nominations from the floor):** Nominees Michael Case and Craig Nickol were elected to the Board by the votes of 33 households present at the annual meeting and 4 mailed-in proxy ballots.
5. **Victory Community Management Presentation (Sarah Knaub):**
Ms. Knaub presented information about her company and what is involved in professional Community Association Management. She reviewed the services that are included in her proposed Management Agreement.
6. **Treasurer's Report (Bonnie Woltman):**
- a. Review of 2018 Expenditures
 - b. Review of 2019 Proposed Budget
7. **Homeowner Forum:** Residents shared their thoughts on the proposed increase to their HOA assessments and the addition of partial community management. Ms. Beissner, Ms. Woltman, and Ms. Knaub answered questions as appropriate.
8. **Upcoming Meetings:**
- a. Monday, December 3, 2018 - Board Meeting, 7PM, Poquoson Library
 - b. Monday, January 21, 2019 - Ron DeWitt's house
 - c. Monday, February 18, 2019 - Board Meeting, 7PM, Poquoson Library
 - d. Monday, March 18, 2019 - Board Meeting, 7PM, Poquoson Library
9. **Adjournment:** Ms. Beissner adjourned the meeting at 8:50 pm.