



## **Board of Directors Monthly Meeting Minutes**

**Date: May 20, 2019**

1. **Call to Order:** Mr. DeWitt convened the Woods of Tabb Homes Association monthly Board of Directors (BOD) meeting at 7:05 pm at the Poquoson Library.

**Personnel in attendance:**

Ron DeWitt: President  
Bonnie Woltman: Treasurer  
Audra Simsic: Secretary  
Linette Kirby: Member-at-Large  
Michael Case: Member-at-large  
David Pine: Newsletter  
Sarah Knaub: Victory Community Mgt.

**Personnel absent:**

Bibi Laborte: Welcoming Committee  
Craig Nickol: Vice President

2. **Homeowner Forum:** one homeowner was present.
3. **Secretary's Report:**
  - a. Mr. DeWitt made a motion, which was seconded and unanimously approved, to approve the minutes from the BOD meeting held on April 15, 2019.
  - b. Ms. Simsic reviewed informational flyers to be placed on the message board at the park.
4. **Treasurer's Report:**
  - a. Status of account/expenditures: Ms. Woltman reviewed the association's financial reports for April 2019 with the Board.
  - b. Assessments: There are still four outstanding assessments; Ms. Woltman will mail notices to these homeowners.
5. **Committee Reports:**
  - a. Welcoming - no report submitted
  - b. Beautification - no report submitted
  - c. Social - no report submitted
  - d. Newsletter - Input for next newsletter needed by May 24
6. **Victory Community Management Report:**
  - a. ARC requests submitted since the last meeting: no new requests; one old request is being resolved by Ms. Knaub.
  - b. HOA Disclosure Packages: Four requests since the previous meeting.
  - c. Covenants Compliance: Ms. Knaub presented the latest report and answered questions from the Board.



d. **Grounds**

- i. **Lakes:** Ms. Knaub continues to work with contractors chosen by the Board to resolve repairs for various pieces of lake equipment and to keep algae/aquatic weed growth in check.
- ii. **Park:** Ms. Knaub presented an update on grounds issues at the park and suggested remediation options for the Board to consider. She will continue to research these options and the Board will discuss further at the next meeting.

7. **Old Business:** No old business.

8. **New Business:**

- a. **Real estate sign policy:** Ms. Kirby made a motion, which was seconded and unanimously approved, to restrict real estate signs to being placed at neighborhood entrances only on the date of the open house they are advertising.
- b. Ms. Knaub reviewed the purpose of a professional HOA reserve study with the Board. The current WoTHA Reserve Study will be reviewed at a future meeting.

9. **Meeting Adjournment:**

- a. Mr. DeWitt adjourned the meeting at 8:41 pm.

10. **Date Confirmation:**

- a. Monday, June 17, 2019 - Board Meeting, 7PM, Poquoson Library