

**TABB LAKES HOMES ASSOCIATION BOARD OF DIRECTORS MEETING
7:00 P.M. November 4, 2001**

A meeting of the Tabb Lakes Home Association (TLHA) was held on Sunday, November 4, 2001 at the home of C. Flanagan, 504 Tabb Lakes Drive. The meeting was called to order by Charles Rossi at 7:05 p.m. with the following members present: Charles Rossi, President; Tony Soares, Vice-President; Darrell Harris, Treasurer; Clint Flanagan, Secretary and attending for the first time were new members John Ricci and Bob Ingram. Additionally, Frank Grimm, Chairman of the Lake Maintenance Committee was present. Minutes for the October 2th and 9th Board of Directors meetings were presented and reviewed by the Board. A motion was made by D. Harris to accept the minutes as written. Tony Soares seconded the motion. The Board voted in favor of accepting both October meeting minutes as written.

COMMITTEES

- **Activities** – No report given.
- **Architectural Review Committee** – No report given.
- **Covenant** – No report given .
- **Ground Maintenance** – No report given.
 - **Lake Maintenance** – Frank Grimm reported on the fountain repair for Lake 1. The fountain troubleshooting was very difficult and several problems were found:
 1. The electric starter is bad and needs to be replaced at a cost of approximately \$421.00
 2. The electric cable from the starter to the fountain has been chewed by animals and repair cost is \$971.00
 3. The light ring cabling around the fountain needs repair and a couple of the lights have also begun to leak

Next, Frank discussed the level of water in Lake 2 and explained to John and Bob the board's previous action of trying to raise the water level 6 inches in that lake. Unfortunately, this has not had much effect on the lake yet, but will probably improve the lake's appearance during the winter.

Frank also reported that the SONAR treatment for Spike Rush weed would begin in Lake 1 this month.

- **Neighborhood Watch** – Neighborhood watch signs have been received for our new entrances. Tony Soares, as acting chairman, will arrange for their installation.
- **Newsletter** – No report given .
- **Traffic and Safety** – No report given.
- **Welcome** – No report given.

BOARD MEMBERS' REPORTS

President

- Charles Rossi reported on Al Maddalen's letter (attach 1) concerning our issues with the County Streetlight Program. Outlook for our participation in the county's program is not promising. The next step maybe to take it higher in the political hierarchy.
- Charles is also planning on attending the next available County Board of Supervisor's meeting to speak on lake issues.

Treasurer

- Darrell Harris presented the treasurer's report as of October 31, 2001 (attach 2). We still have one homeowner that has not paid last year's assessment. All legal filings against this homeowner has been completed.
- A question was asked concerning whether our financial books needed to be audited by an independent body. This was done at one time but has not been done for several years. It was determined that the By-laws do require some type of audit by a public accountant. After discussion it was decided that a committee of homeowners, headed by a public accountant, could perform the auditing duties.

NEW BUSINESS

- The Board was required to elect officers for the new year. The following slate was proposed to the board:
 - President – Darrell Harris
 - Vice-President – Tony Soares
 - Secretary – Clint Flanagan
 - Treasurer – Charles Rossi
 - Members-at-Large: Bob Ingram and John Ricci.

Motion to accept the slate was made by Clint Flanagan and seconded by Darrell Harris. A unanimous vote followed the motions. Darrell Harris then began presiding over the rest of the meeting.

- Frank Grimm reported on two options for the fountain repair on Lake 1. These options were to repair the starter box, main cable, and light ring cabling for approximately \$1392.00 or repair the starter box, main cable, and replace the light ring and cabling for approximately \$1600.00. Frank recommended option 2 for \$1600.00 due to the age of the light ring and the fact that it had already been repaired a couple of times. Clint Flanagan made a motion to perform option 2 for \$1600.00 and Tony Soares seconded the motion. A vote was taken and the motion carried unanimously.
- A timetable for mailing 2002 assessment bills was the next discussion item. It was decided that the bills must be sent out by December 15, 2001. The assessment bills are printed and stuffed by Peninsula Data Services. Darrell will get with past board member Bob Short to get the process underway.
- It was announced that the County Homeowners' Meeting will be held on November 15th. Darrell Harris will be attending for the Tabb Lakes Owners' Association.

ACTION ITEMS

- Clint Flanagan will contact committee heads and get a list of their current committee members. He will then create a database and maintain this information.
- Darrell Harris will contact Bob Short and begin the assessment billings process.
- Charles Rossi will compose an article on the Auditing Committee for the next association newsletter. The article will ask for volunteers.

NEXT MEETING

The next TLHA Board of Directors meeting will be held 7:00 p.m. on December 2, 2001 at Bob Ingram's residence at 104 Shallow Lagoon.

ADJOURNMENT

A motion was made by Tony Soares and seconded by Bob Ingram for adjournment. A unanimous vote was taken to adjourn. Darrell Harris adjourned the meeting at 8:25 p.m..

Minutes recorded by Clint Flanagan.