

**Meeting Minutes, Board of Directors – 26 September 2004**  
**Tabb Lakes Homes Association**

1. The Board of Directors (BOD) met at 307 Gardenville at 7 pm. Attending were Darrell Harris, President; Ellis Sharadin, Vice President, David Horne, Secretary, Bill Hopkins, Member at Large, Charles Rossi, Treasurer; Joe Eubanks, Neighbor Relations; Lou Lafrenaye; Stormwater Committee, Sandra Shaffer, Neighborhood Watch, Clint Flanagan, Web Manager, David Otto and Terri Berube, future Board Member.

2. Old Business:

a. Charles has action to schedule the second lakes meeting which will also serve as a chance to vote on the proposed assessment increase should a quorum not be achieved at the annual meeting. David Horne has action to send out a notice of the meeting with absentee ballot attached. David Horne has action to contact lake equipment vendors and solicit proposals of equipment needed to properly aerate the lakes.

b. The Tabb High School Auditorium has been reserved for October 14 to conduct the annual meeting. All committee chairs have action to submit their inputs to the annual meeting to Ellis for incorporation into a PowerPoint presentation.

c. The BOD evaluated limitations on window air conditioners and vegetable gardens on the street side of lots. The BOD will further evaluate this in the future.

3. New Business:

a. York County has asked home owner associations to announce that “Trick or Treat” hours will be 6:00 P.M. until 8:00 P.M. The hours will be announced at the annual meeting and published in the newsletter if time permits.

b. The BOD discussed the sign foundation located at 317 Bridgewood. The current owner reports that the foundation is a concrete slab measuring approximately 4x24x1’. The sign was moved by agreement between the previous owner and the subdivision developer. Thus the actions were taken without input or obligation from or by the current owner or Tabb Lakes Homes Association. The BOD agreed that the association has no legal obligation to remove the foundation however the BOD agrees to organize a volunteer effort to remove and dispose of the foundation. David Horne has action to send the home owner a letter outlining the proposed actions and conditions.

c. Joe reported a concerned neighbor was offended by the increasing number of political signs displayed to attract public attention, often being displayed near the roadways so as to distract vehicular and pedestrian traffic. The neighbor asked the committee to enforce the Article VI Section 10 covenant regarding signs “displayed to the public view”. Joe delivered a letter to all residents displaying political signs to adhere to the covenant. A second neighbor has taken exception to the request and feels the covenant violates her First Amendment rights to free speech. She has asked that all signs of any kind in the neighbor hood be removed or she threatens possible legal action. The BOD discussed the intent and verbiage of the covenant at great length and has reached agreement that the covenant was intended to prevent display of signs which are displayed with either the intention of or inadvertent result of attracting attention or soliciting commercial input. Small security signs, holiday décor and/or signs used to relate safety information (e.g. No Smoking – Oxygen in Use, Beware of Dog, etc.) are acceptable provided they are installed in close proximity to the home.

4. Committee Reports:

a. Joe reported that six letters were sent out and three home visits conducted (100 Richard Run, 300 Gardenville Drive, and 806 Tabb Lakes Drive). The committee ask the BOD to take action for repeat violators (e.g. Boats, Trailers, etc.), specifically 105 Elise Place – Boat parking and 313 Gardenville – Horse Trailer. The BOD will seek legal counsel in resolution of this issue.

b. Sandra briefed the status of the Neighborhood Watch committee. Sandra has received commitments from 21 home owners to act as block captains. Sandra needs a minimum of 30 block captains to proceed with efforts to revitalize the neighborhood watch program

c. Lou briefed that the Stormwater Committee has been surveying the entire stormwater collection system and report no significant problems. Lou has discussed the illegal removal of the County sign near the outflow pipe with the Sheriff's Department. The Sheriff's Department has suggested clearing limbs and low growing shrubs from around the area to increase visibility. The Sheriffs Department has offered to go door to door and interview neighbors living near the sign if the problem persists. Lou has asked that a committee be formed to evaluate and implement the Community Emergency Response Team program.

d. Ellis reported that he will not seek re-appointment to the BOD at the conclusion of his term. Ellis anticipates an employment opportunity will preclude him giving the Homes Association the high level of attention it requires of board members. Ellis intends to remain an active association volunteer as time permits.

e. Charles Rossi reviewed the budget. Two owners are in arrears for association dues and will have liens placed against their properties. For the month of August 2004, income was \$900 while expenses were \$ 1600.

5. Board of Directors Actions for August. The BOD voted on the following motions:

a. The BOD unanimously approved organizing a volunteer effort to remove the sign foundation located at 317 Bridgewood

b. The BOD voted a tie on a motion to create a rule to limit and regulate placement of window unit air conditioners. As recorded in the New Business section, the subject will be discussed at the annual meeting.

6. Next meeting will be scheduled after the annual meeting.

7. Please provide any comments and/or corrections to these minutes to David, via email to contentman@yahoo.com.

Submitted by:

For Darrell Harris, President, TLHA BOD

David Horne, Secretary  
Tabb Lakes Homes Association