



Tabb Lakes Homes Association
P.O. Box 8088
Yorktown, VA, 23693

1. The Tabb Lakes Homes Association annual meeting convened on 25 October 2006 in the Tabb High School Auditorium. Attending Board of Directors and Committee Chairs were:

President	Mr. Jim Magnotta
Vice-President	Mr. Gary Porter
Secretary	Mr. Clint Flanagan
Member-At-Large	Mr. Art Johnston
Member-At-Large	Mrs Sharon Keplesky
Treasurer	Mr. Charles Rossi
Stormwater/CERT Committee	Mr. Lou Lafrenaye
Newsletter Editor	Mrs. Shirley Flanagan
Architectural Review Committee	Anita Hensley

A complete list of attending homeowners is presented in attachment 1 to these minutes.

2. Mr. Magnotta called the meeting to order at 7:06 p.m and began by welcoming the residents to the meeting and covering the agenda for the night.

3. The first agenda item for the meeting consisted of replacing three board members completing their terms of office. These three members included Mr. Jim Magnotta, Mr. Art Johnston, and Mr. Clint Flanagan. Mr. Magnotta covered the duties of the Board of Directors. Mr. Magnotta and Mr. Johnston were re-nominated for the board, however, Mr. Flanagan declined re-nomination. Additionally, Mr. Dave Otto was nominated for the board. All three individuals were voted on separately and approved as new board members.

4. Mr. Charles Rossi, Treasurer, presented the 2007 association budget as the next agenda item. While covering the budget, Mr. Rossi announced that next year's association dues would be \$152.85 for lake front owners and \$135.45 for non-lake front owners.

5. The next agenda items were committee reports.

a. Mr. Lou Lafrenaye gave excellent reports on both the Community Emergency Response Team and the Stormwater Management committees.

b. Mr. Bill Hopkins, Welcome committee chair, could not attend, however, Mr. Magnotta gave a short summary of the committee's past activity. He added that the newly revitalized committee had already had one meeting and were planning for future actions. One homeowner suggested delivering cookies or a cake with some type of welcome packet and mentioning them by name in the next newsletter.

c. Architectural Review Committee deputy chair, Don Hensley, explained the process for reviewing and approving homeowners' requests.



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He also answered a few questions concerning current architectural standards. In answer to one homeowners' question, Mr. Porter explained that the BOD could issue additional regulations for architectural design if warranted at a later time.

d. Mr. Magnotta also covered the Lake Maintenance committee since the chair, Mr. Frank Grim, was not present. Mr. Magnotta covered the background of the new aeration system installed this past year. He also discussed the lake maintenance contract with Virginia Lake Management.

6. Mr. Magnotta then discussed the ongoing issue of Tabb Lakes joining in with the Coventry and Golden Meadows home associations to pay for cutting the grass along Coventry Boulevard. He explained that this grass cutting is the responsibility of the Virginia Department of Transportation (VDOT) and that the current BOD believed that VDOT should do its job. A homeowner reminded the group that county prisoners are often used for this type of public labor and perhaps, could be a consideration in this issue.

7. The next agenda item concerned covenants enforcement. Mr. Magnotta discussed the reasons why the BOD decided to outsource covenants enforcement for the association. Mr. Charles Lee, Lee Property Management (LPM), then gave a short talk on LPM's history, current business affiliations, and its contractual responsibilities to the Tabb Lakes Homeowners Association. Following Mr. Lee, Mr. Ron Cox presented detailed covenants enforcement metrics. The presentation showed significant improvement in homeowners meeting association covenant standards since LPM was awarded the contract .

8. The final agenda item was an open discuss forum for homeowners to ask questions to the BOD. Many questions were asked and answered.

QUESTION: Do we have any real figures on the cost of dredging the lakes?

ANSWER: The BOD does not have any real figures at this time. Estimates have ranged from \$200,000 to \$750,000 for each lake when the dredging is required. One neighborhood in Newport News is planning to dredge their lake in the near future and the BOD will be watching this event for cost figures and lessons learned that we can use for our eventual effort.

QUESTION: When will legal action be taken against homeowners that refuse to obey our covenant standards?

ANSWER: With the contracting of LPM to perform our covenants enforcement, a process was established by the BOD to handle continued covenant violations. Due to a new BOD being elected at this meeting, it will be up to them to decide when to seek legal remedy against continued covenant violators.



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QUESTION: Does the Association practice mosquito control in our neighborhood?

ANSWER: The Association itself does not handle mosquito control. York County has a summer mosquito spraying schedule and Tabb Lakes is included in that schedule. Additionally, the U.S. Air Force performs aerial spraying of the Peninsula military bases and surrounding areas several times each summer and this also includes Tabb Lakes.

QUESTION: A homeowner stated that the bushes around the end of Lake 2 on Bridgewood are overgrown and beginning to block any view of the lake. In the homeowners' opinion, if the lake views are blocked, Tabb Lakes could eventually lose its identity. The homeowner asked if any action could be taken to avoid this potential problem?

ANSWER: The BOD stated that it would look into this matter and, if warranted, discuss the situation with the Bridgewood lakefront homeowners.

QUESTION: Tabb Lakes recently experienced a house fire that will displace the homeowners for a period of time. A homeowner asked if the Association had any responsibility or plans to financially help these homeowners?

ANSWER: Mr. Magnotta explained that the Association did not get involved in the private affairs of its homeowners. Its existence is to handle issues that effected each homeowner in the total community. He did express the BOD's hope that the community would come together and help these homeowners in meeting whatever needs they may have from this accident.

9. It was announced that the next Board of Directors meeting would be on 9 Nov 2006 at 7:00 p.m. in the second floor Mid-Atlantic Properties conference room.

10. The Tabb Lakes Homeowners Association meeting adjourned at 9:02 p.m.

Respectfully submitted by Clint Flanagan



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	10/25/06 Annual Homeowners' Meeting			
Present ?	Owner	Number	Street	Renter's Last Name
Yes	Krussel	101	Adele Court	
Yes	Ebert	106	Adele Court	
Yes	Callam	106	Bridgewood Dr	
Yes	Heinz	405	Bridgewood Dr	
Yes	Yancy	410	Bridgewood Dr	
Yes	Farrenkopf	509	Bridgewood Dr	
Yes	Johnson	513	Bridgewood Dr	
Yes	King Jr.	515	Bridgewood Dr	
Yes	Kalbrener	103	Gardenville Dr	
Yes	Covington	125	Gardenville Dr	
Yes	Krause	126	Gardenville Dr	
Yes	Kirts	133	Gardenville Dr	
Yes	Arnett	210	Gardenville Dr	
Yes	Gorwitz	213	Gardenville Dr	
Yes	Keene	217	Gardenville Dr	
Yes	Glen	137	Leslie Lane	
Yes	Wallen	102	Monty Manor	
Yes	Lafontaine	107	Monty Manor	
Yes	Otto	110	Richard Run	
Yes	Magnotta	112	Richard Run	
Yes	Rossi	116	Richard Run	
Yes	Hensley	200	Richard Run	
Yes	Soares	303	Tabb Lakes	
Yes	Campbell	401	Tabb Lakes	
Yes	Flanagan	504	Tabb Lakes	
Yes	Porter	924	Tabb Lakes	
Yes	Keplesky Jr	932	Tabb Lakes	
Yes	Short	200	Tiger Run	
Yes	Dunn III	212	Tiger Run	