



Board of Director's Monthly Meeting

January 20, 2026

1. **Call to Order:** Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:03 pm. The meeting was held in the library at Coventry Elementary School.

Personnel in attendance:

Keith Ebert: President
Jennifer Kurr: Vice-President
Tim Burke: Member-At-Large/Lake 1 Coordinator (via Zoom)
Dane Royal: Member-At-Large
Anita Hensley: Member-At-Large
Charles Rossi: Secretary/Treasurer
Lou Lafrenaye: Stormwater/NEPC Coordinator
Jefferey Payne: Lake 2 Coordinator
Sarah Knaub: Association Manager, Victory Community Management
Stephanie Payne: Administrative Assistant, Victory Community Management (via Zoom)

Personnel absent:

Shirley Flanagan: Newsletter Editor
Clint Flanagan: Web Services
Yousuf Mohammed: Neighborhood Watch Coordinator

Homeowners Present: There were no additional homeowners.

2. **Open Forum:** No comments made.
3. **Approval of Previous Minutes:** Mr. Ebert made a motion, which was seconded and unanimously approved to approve the minutes from the November 18, 2025 board meeting.
4. **Committee Reports**
 - a) **Newsletter Editor:** Ms. Flanagan will be looking to retire and has asked for help from the board to find a replacement.
 - b) **Web Services Coordinator:** Mr. Flanagan reported via email that the website is up to date and has been stable. He will be updating the site software soon. Mr. Flanagan also submitted his resignation as Web Services Coordinator, a position he has held for 27 years. He will continue in the position until a replacement can be found or June 30, whichever comes first.
 - c) **Beautification Committee:** Mr. Royal reported the daytime winner of the holiday decorating contest was 206 Tiger Run and the night time winner was 208 Tiger Run.
 - d) **Lakes Management:**
 - Mr. Burke reported the Lake 1 equipment is operational. He also reported removing an average amount of trash from the lake.
 - Mr. Payne reported the Lake 2 equipment is operational.
 - Ms. Knaub reported the new lights on the Lake 2 fountain have been installed and are working properly. The new power cables will be buried as soon as possible.
 - e) **Storm Water:** Mr. Lafrenaye provided an update on part of the Victory Blvd widening project.

- f) NEPC: Mr. Lafrenaye reported no updates at this time.
- g) Welcoming Committee: Mr. Ebert reported he welcomed two new residents to the neighborhood since the last meeting.
- h) Activities Committee: Mr. Royal reported no developments at this time.
- i) Neighborhood Watch: Mr. Mohammed provided his report that there have been no incidents in the nearby area reported since the last meeting.
- j) Grounds Maintenance: Ms. Knaub reported the pampas grasses and roses at the south end of Lake 1 have been trimmed by the landscaper.
- k) Architectural Review (ARC): Ms. Knaub reported there has been one ARC request submitted since the last meeting.
 - 111 Elise Place: Updating exterior colors
- l) Covenants Compliance: Ms. Knaub reported inspections will resume in February.

5. Treasurer's Report: Mr. Rossi presented the December Treasurer's Report and answered questions from the board.

6. Old Business

- Governing Documents Revision: Ms. Knaub provided an update on progress with preparing the drafts to be sent to the attorney.
- Potential Lake 1 Projects: Mr. Burke presented a proposal with cost estimates for creating a bench area and renovating the shoreline near the trail entrance. A motion was made, seconded and unanimously approved to approve Mr. Burke's shoreline renovation project at Lake 1.
- Landscaping Contract: The board reviewed a Request for Proposals for landscape contracts.
- Open Items from Previous Meetings: The Board reviewed the open items.

7. New Business:

- Assessment Mailing: The board provided guidance about the additional information that will be included with assessment notices.

8. Date Confirmation: The next regular Board meeting is scheduled for Tuesday, February 17, at 7:00 pm at the Coventry Elementary School library.

9. Adjournment: Mr. Ebert made a motion, which was seconded and unanimously approved to adjourn the meeting at 8:17 pm.