



Board of Director's Monthly Meeting

June 21, 2026

1. **Call to Order:** Mr. Ebert convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:07 pm. The meeting was held at Coventry Elementary School.

Personnel in attendance:

Keith Ebert: President
Jennifer Kurr: Vice-President
Anita Hensley: Member-At-Large
Tim Burke: Member-At-Large/Lake 1 Coordinator
Stephanie Payne: Administrative Assistant, Victory Community Management
Sarah Knaub: Association Manager, Victory Community Management (Via Zoom)

Personnel absent:

Yousuf Mohammed: Neighborhood Watch Coordinator
Lou Lafrenaye: Stormwater/NEPC Coordinator
Dane Royal: Member-At-Large
Jefferey Payne: Lake 2 Coordinator
Charles Rossi: Secretary/Treasurer
Clint Flanagan: Web Services

Homeowners Present: There were no additional homeowners.

2. **Open Forum:** There were 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 May 19, 2026 board meeting.
4. **Treasurer's Report:** Mr. Rossi presented the May Treasurer's Report. Ms. Knaub reported assessments are 97% paid.

5. **Committee Reports**

- a) Newsletter Editor: Position vacant; no report.
- b) Web Services Coordinator: No report.
- c) Beautification Committee: Mr. Royal reported via email the May Yard of the Month was 405 Bridgewood Drive. He also reported he intends to install new plants at the entrances this week.
- d) Lakes Management:
 - Mr. Burke reported the lake is dry and he has removed an average amount of trash from it.
 - Mr. Payne was absent and did not submit a report.
 - Ms. Knaub provided an update from the Solitude Technician on the current status of Lake One.
- e) Storm Water: Mr. Lafrenaye reported via email that the lake levels are low and nothing is passing through the outflow pipes.
- f) NEPC: Mr. Lafrenaye reported no new developments.

- g) Welcoming Committee: Mr. Ebert reported there were 3 new residents to welcome since the last meeting.
- h) Activities Committee: Mr. Royal reported no new developments
- i) Neighborhood Watch: There were no incidents reported.
- j) Grounds Maintenance: The board reviewed current grounds maintenance issues.
- k) Architectural Review (ARC): Ms. Knaub reported there have been two ARC requests submitted since the last meeting.
 - 309 Bridge Wood Dr. – Install concrete pad next to garage and move fence up so the gate is at the front of the pad
 - 600 Bridge Wood Dr. – Replacing privacy fence with same as existing
- l) Covenants Compliance: Ms. Knaub reported the first round of letters were sent out last month.

6. Old Business

- Governing Documents Revision: Ms. Knaub reported no new developments.
- Association Email Addresses: Mr. Ebert will be creating a new email address soon.
- Lake 1 Trailhead Project: Mr. Burke reported on progress with the project.
- Lake 2 Fountain Cables: No update provided.
- Newsletter Coordinator: The position is currently empty and the board is seeking a replacement.
- Newsletter Graphic Issue: The Board discussed the most recent update from Higbee and Associates. They have authorized Ms. Knaub to negotiate a settlement.
- Letter to Solitude Lake Management:
- Open Items from Previous Meetings: The Board reviewed the open items.

7. New Business: There was no new business discussed.

8. Date Confirmation: The next regular Board meeting is scheduled for Tuesday, July 21, 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 7:39 pm.