



Board of Director's Monthly Meeting

June 16, 2026

DRAFT

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 water level in Lake 1 is low. He performed his usual lake inspection and debris pick-up.
 - Ms. Knaub provided an update from the Solitude Technician that the aquatic vegetation on Lake 1 has been treated.
 - All Lake 2 equipment is operational.
 - e) **Storm Water:** Mr. Lafrenaye reported via email that the lake water levels are low and the outflow pipes are clear.

- f) NEPC: Mr. Lafrenaye reported no new developments.
- g) Welcoming Committee: Mr. Ebert reported there were three 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: Ms. Knaub provided an update on the letter to Solitude.
- 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.

The 2026 Board Meetings are as follows:

Tuesday, January 20	7:00 @ CES	Tuesday, July 21	7:00 @ CES
Tuesday, February 17	7:00 @ CES	Tuesday, August 18	7:00 @ CES
Tuesday, March 17	7:00 @ CES	Tuesday, September 15	7:00 @ CES
Tuesday, April 21	7:00 @ CES	Tuesday, October 20	7:00 @ CES
Tuesday, May 19	7:00 @ CES	AGM: Tues, October 27	7:00 @ CES
Tuesday, June 16	7:00 @ CES	Tuesday, November 17	7:00 @ CES

*Tuesday, December 15 meeting typically canceled due to the holidays unless urgent business requires meeting

Open Action Items:

Keith Ebert

Jennifer Kurr

Dane Royal – Plant annuals at the entrances

Anita Hensley

Charlie Rossi

Lou Lafreneye

Tim Burke

Victory Community Management – Get quotes for having the power cables at Lake 2 buried, complete revisions of the Declaration template and submit to the attorney, finish revising the letter to Solitude

Everyone – Contribute votes to Dane for the YOTM. He gives the award on one of the first few days of the month.

Board Member	Beginning of Term	End of Term
Keith Ebert	November 1, 2024	October 31, 2026
Dane Royal	November 1, 2024	October 31, 2026
Jennifer Kurr	November 1, 2025	October 31, 2027
Tim Burke	November 1, 2025	October 31, 2027
Anita Hensley	November 1, 2025	October 31, 2027