



Board of Director's Monthly

1. **Call to Order:** Ms. Kurr convened the Tabb Lakes Homes Association monthly Board of Directors (BOD) meeting at 7:04 pm. The meeting was held in the library at Coventry Elementary School.

Personnel in attendance:

Jennifer Kurr: Vice-President
Lou Lafrenaye: Stormwater/NEPC Coordinator
Dane Royal: Member-At-Large
Anita Hensley: Member-At-Large
Tim Burke: Member-At-Large/Lake 1 Coordinator
Stephanie Payne: Administrative Assistant, Victory Community Management

Personnel absent:

Yousuf Mohammed: Neighborhood Watch Coordinator
Tim Wyatt: Web Services
Keith Ebert: President
Charles Rossi: Secretary/Treasurer
Jefferey Payne: Lake 2 Coordinator
Sarah Knaub: Association Manager, Victory Community Management

Homeowners Present: There were no additional homeowners.

2. **Open Forum:** There were no comments made.
3. **Approval of Previous Minutes:** Mr. Royal made a motion, which was seconded and unanimously approved to approve the minutes from the July 21, 2026 board meeting.
4. **Treasurer's Report:** The Board reviewed the July Treasurer's Report.
5. **Committee Reports**
 - a) **Newsletter Editor:** Position vacant; no report.
 - b) **Web Services Coordinator:** Mr. Wyatt submitted his report via email prior to the meeting.
 - c) **Beautification Committee:** Mr. Royal reported he intends to purchase and plant pansies at the entrances soon. He also reported 101 Richard Run and 311 Bridgewood Drive would be sharing Yard of the Month.
 - d) **Lakes Management:**
 - Mr. Burke reported Lake One had the standard amount of trash to clear. He also reported he would be trimming along the shore line in the coming weeks.
 - Mr. Payne was absent and did not send a report.
 - e) **Storm Water:** Mr. Lafrenaye reported no new developments.
 - f) **NEPC:** Mr. Lafrenaye reported the hurricane prediction estimates have decreased.
 - g) **Welcoming Committee:** Mr. Ebert reported via email there was one new resident to welcome since the last meeting.
 - h) **Activities Committee:** Mr. Royal reported the fall yard sale is scheduled for September 19th.
 - i) **Neighborhood Watch:** There was no report submitted.
 - j) **Grounds Maintenance:** A motion was made, seconded and unanimously approved to contract with Hogge Pressure Washing to clean the brick walls at the entrances.

- k) Architectural Review (ARC): Ms. Payne reported there have been three ARC requests submitted since the last meeting.
- l) Covenants Compliance: The Board reviewed several ongoing Covenants Compliance issues.

6. Old Business

- Governing Documents Revision: Ms. Knaub reported via email that she is working on completing the draft of the Declaration.
- Association Email Addresses: Mr. Ebert has gotten a new email address, TLHABoard1@gmail.com.
- Lake 1 Trailhead Project: Mr. Burke reported no new progress with the project.
- Lake 2 Fountain Cables: Ms. Payne reported that she and Ms. Knaub surveyed the area and found an alternate route for the cable to be run.
- Newsletter Coordinator: Ms. Kurr will be assembling the next Newsletter.
- Open Items from Previous Meetings: The Board reviewed the open items.

7. New Business:

- Annual Meeting Planning: Planned for Oct. 27, 7:00 pm start
 - VCM to update last year's slides and send them out to committees as usual.
 - Mr. Ebert and Mr. Royal are at the end of their terms. Both gentlemen have agreed to be nominated to serve for another term if elected.
 - The Annual Meeting is to be announced in the coming Newsletter.

8. Date Confirmation: The next regular Board meeting is scheduled for Tuesday, September 15 at 7:00 pm. The location is TBD.

9. Adjournment: Ms. Kurr made a motion, which was seconded and unanimously approved to adjourn the meeting at 8:24 pm.