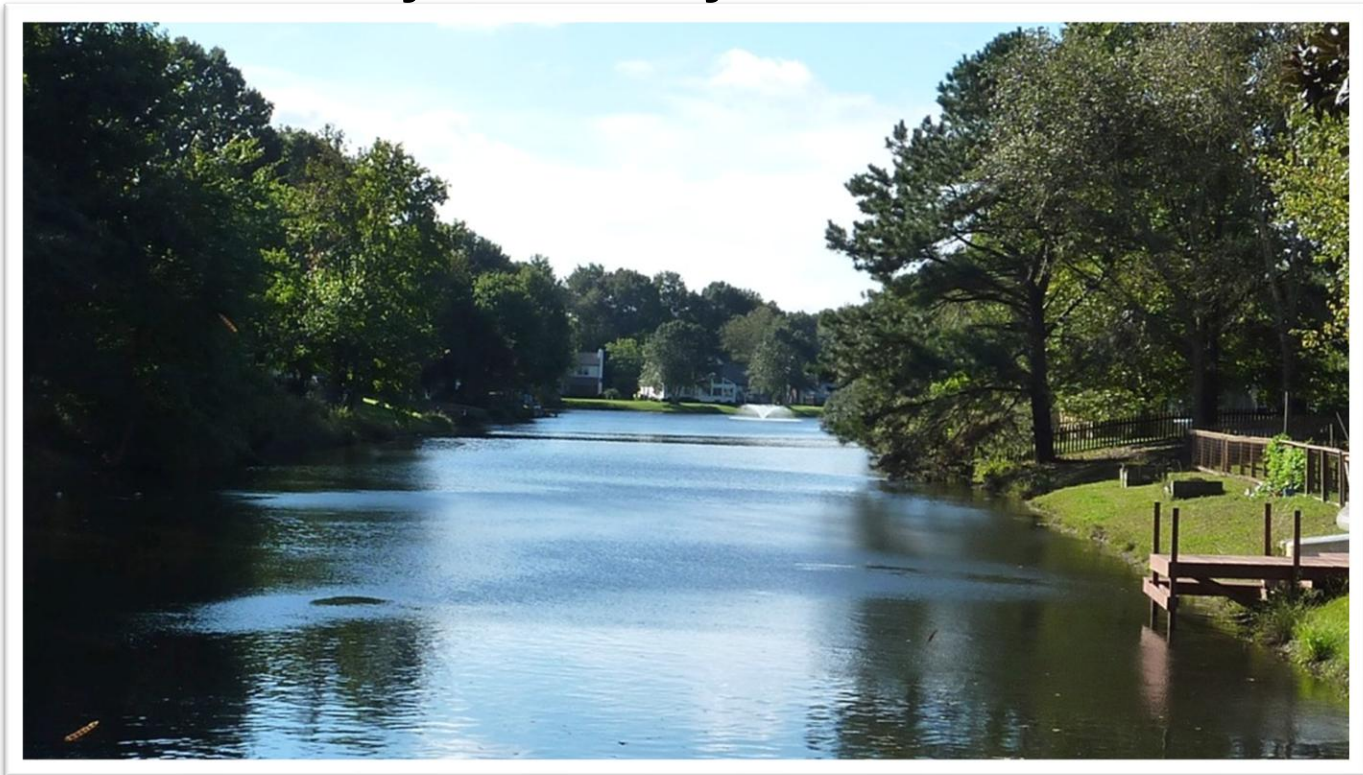


Tabb Lakes Annual General Meeting

Oct. 27, 2026 7:00 pm
Coventry Elementary School & Via Zoom



Agenda

- Attendance & Introductions
- Year in Review
- Treasurer's Report
- Committee Reports
- Old Business
- New Business
- Board Member Elections
- Open Forum

Attendance & Introductions

- Need 45 households represented for a quorum
- Slides will be available on the TLHA website a few days after the meeting

Your TLHA Leadership

- Association President: Keith Ebert*
- Association Vice-President: Jennifer Kurr
- Members At Large: Dane Royal*, Timothy Burke & Anita Hensley
- Secretary/Treasurer: Charles Rossi (Non-Board Member)

Management by Victory Community Management

- Sarah Knaub, Community Association Manager
- Stephanie Payne, Administrative Assistant

*Denotes members at the end of their 2-year term

Your Tabb Lakes

- Tabb Lakes Homes Association, Inc. is a non-stock corporation registered with the Virginia State Corporation Commission.
- 446 Homes, including 83 lakeside homes
- Two 5-acre storm water retention ponds that we are responsible for maintaining
- Membership in, and annual assessment payment to, the Association is required by the Code of Virginia
- The members of the Board of Directors are tasked with “managing the activities of the Corporation.”



Board Meetings

Board Meetings— Open to All Residents

- The board meets once a month at 7:00 pm
- Location: Coventry Elementary School Library, w/Zoom option
- No Meeting in December

Meeting Minutes

- Approved meeting minutes are available on the website after the meeting at which they are approved

www.tabblakes.org

2026 Year in Review

- ✓ Continued the process of rewriting the governing documents
- ✓ Lake 1 Common Area & Trail Improvements
- ✓ Added a Fall Yard Sale
- ✓ New aerator compressors and cabinet for Lake 2 have been ordered
- ✓ New lights will be installed at the Tabb Lakes Dr. entrance
- ✓ New Webmaster and Newsletter Editor

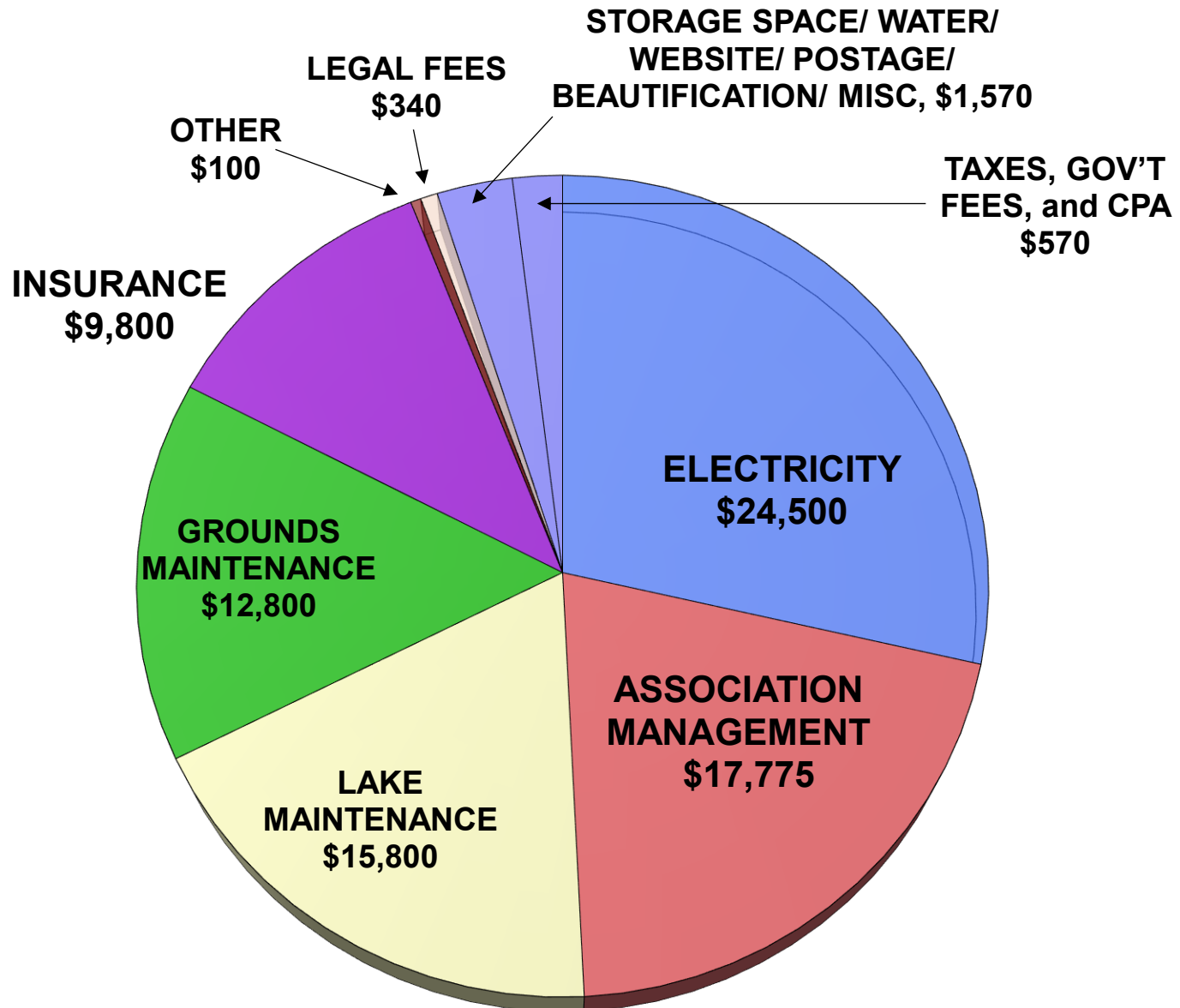
Treasurer's Report

Charles Rossi, Treasurer



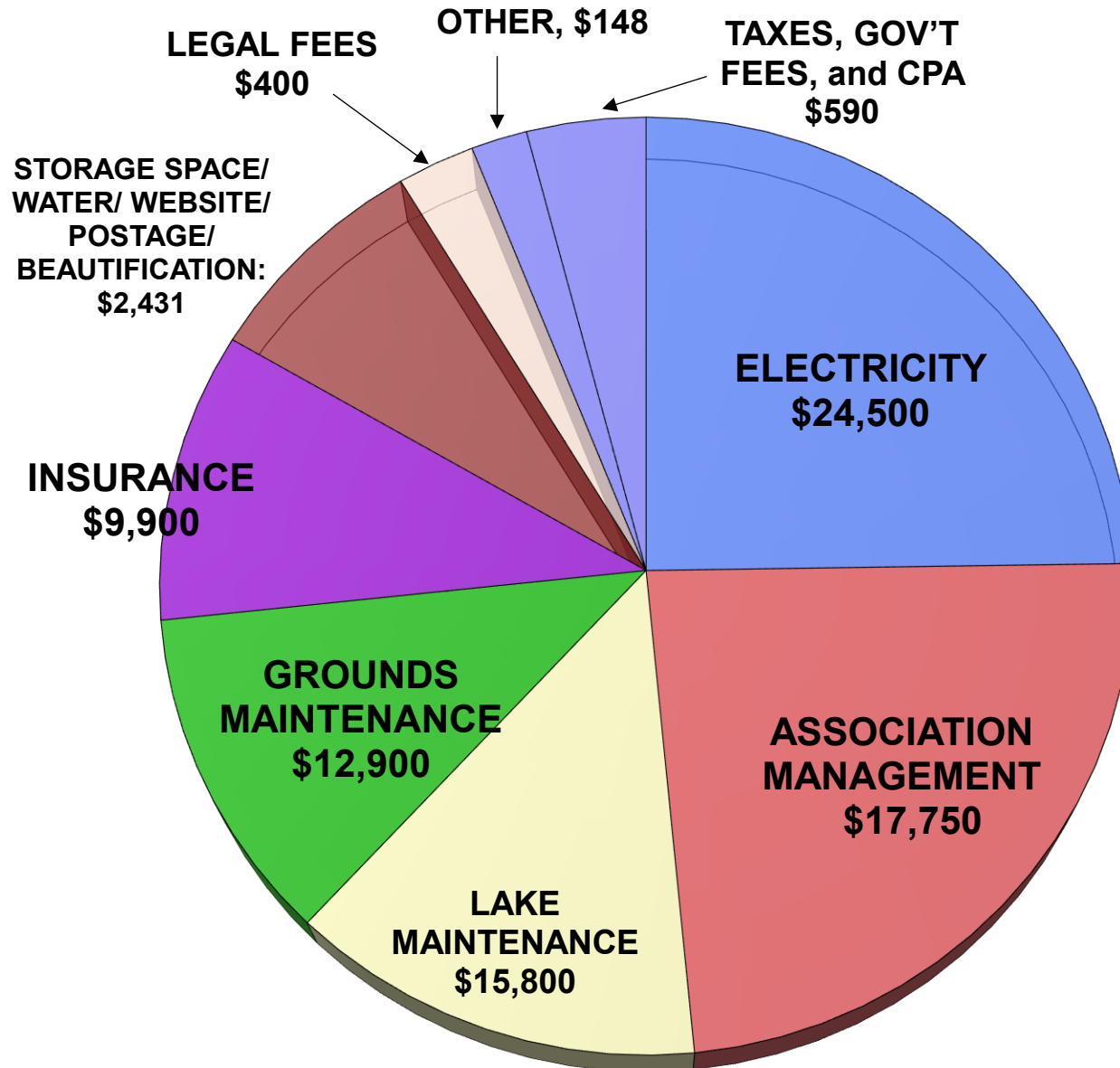
2026 Actual Expenses

\$83,250 expenses plus \$22,300 transferred to Reserve Fund = **\$105,550**



2027 Proposed Budget

\$84,425 expenses plus \$22,300 transferred to Reserve Fund = **\$106,725**



Operating Income

	2026 Actual	2027 Anticipated
Annual Assessments	\$98,000	\$103,800

2027 Assessments:

3.4% increase based on the inflation rate reported in the
Consumer Price Index

Lakeside homes (83): \$255.80

Non- Lakeside homes (363): \$227.50

Reserve Fund

At Start of 2026	\$378,300
Plus Annual Contribution from Assessments	+\$ 22,300
Minus Reserve Expenditures (Lake 1 Fountain repairs)	- \$ 6,460
Projected Balance at End of <u>2026</u>	\$ 394,140
Plus Annual Contribution	+\$ 22,300
Minus TLD Entrance Lights and Lake 2 compressors	- \$ 8,000
Projected Balance at End of <u>2027</u>	\$ 408,440

Committee Reports



Beautification Committee

Dane Royal, Coordinator

- Yard of the Month (May-Sept)
- Holiday Decorations contests (Dec)
- Great American Neighborhood Cleanup (Mar)
- Planting and decorating at the two main Tabb Lakes entrances.



We are in need of more members and ideas to enhance the beauty of our Tabb Lakes community!

If you're interested in helping, please email tabblakes.dr@outlook.com or attend the November board meeting!

Activities

Dane Royal, Coordinator

■ New Additions

- Dog waste bag dispenser
- FALL community yard sale

■ Continued support for the Spring Yard Sale



Grounds Maintenance

Coordinated by Victory Community Mgt.

Provide oversight of:

- Landscape maintenance contractor
- Lights and irrigation system at the entrances
New lights and outlets to be installed
- WatchLights



Lakes Management

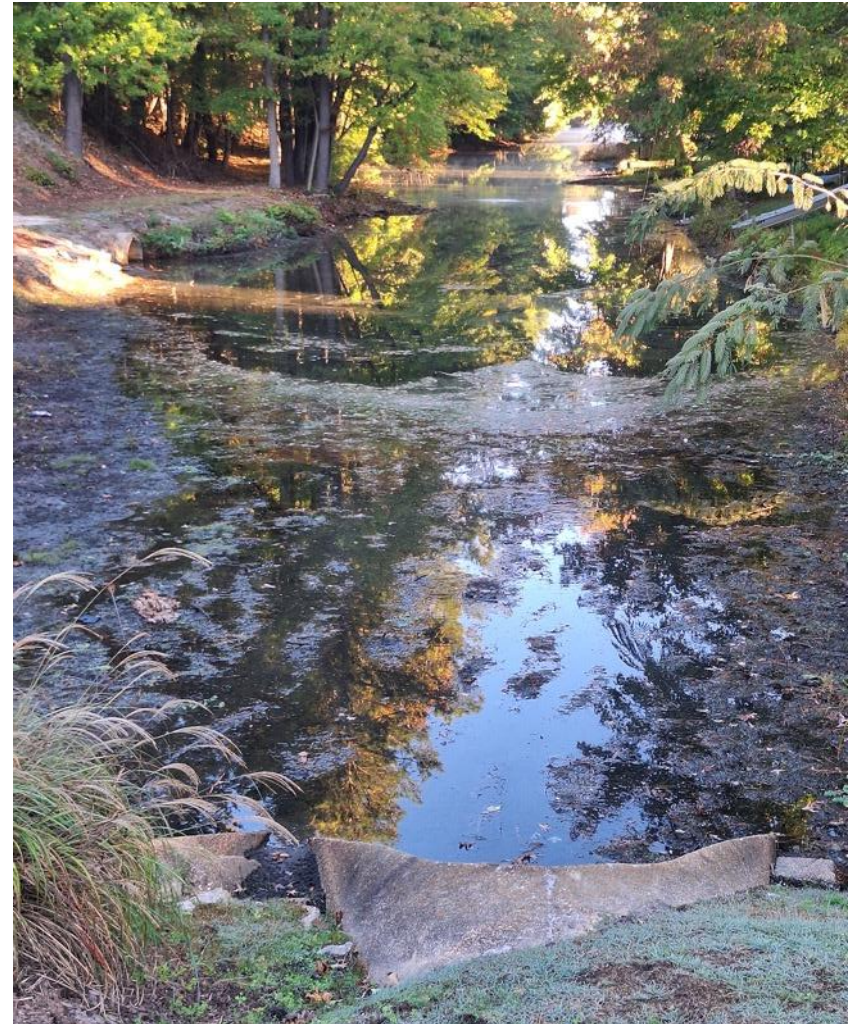
Tim Burke (Lake 1) & Jeff Payne (Lake 2)

- Monitor condition of lakes, fountains & aerators
- Monthly “trash runs”
- Disseminate information via the Facebook group when necessary
- Monitor contractor performance, Solitude Lake Management
 - Treats and controls algae & aquatic weeds twice a month
 - Monthly maintenance of fountains & aerators

Lakes Management

Lake 1 Current Status, cont'd.

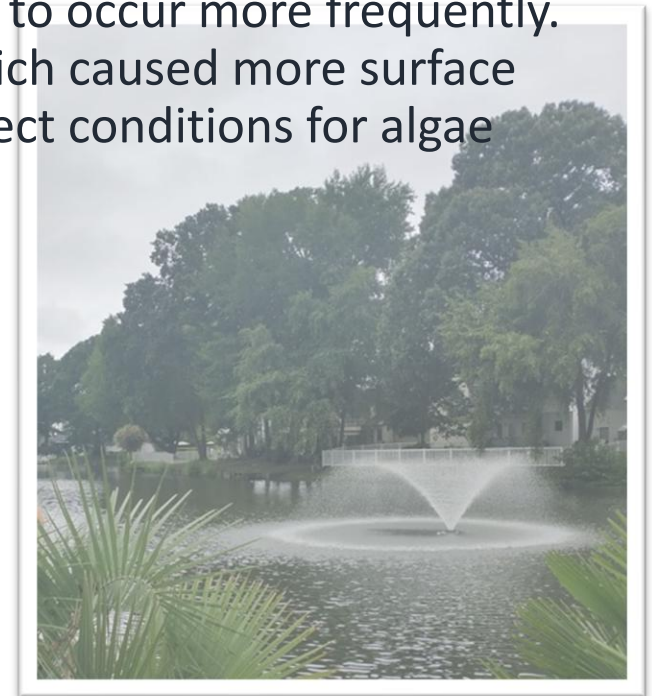
- Lake 1 facilities continue to operate normally with an occasional aerator (bubbler) outage.
- Biggest issue for Lake 1 is sediment buildup – Please do not let leaves build up along your shoreline!
- The area near Bridge Wood Dr. where there is an inflow pipe is filling in. We are currently exploring options for how to mitigate the sediment and make sure the inflow does not become blocked.



Lakes Management

Lake 2 Current Status --Jeff Payne

- Lake 2 Fountain & Lights are fully operational
- The compressors that run the "bubblers" have reached the end of their life. A quote has been approved to replace them and to have them installed inside a new cabinet.
- The sporadic rains have caused algae blooms to occur more frequently. This summer we had periods of heavy rains which caused more surface runoff. The heat that followed created the perfect conditions for algae blooms.
- Please keep your leaves out of the lake!



Lakes Management

How Residents Can Help

- Keep **foreign objects** out of the lakes!
- Prevent sediment: Minimize **yard debris and leaves** entering the lakes. The drainage ditches are not for disposing of yard waste.
- Allow a **natural vegetative barrier** to grow along your lake shore or plant vegetation that thrives along waterways. This will help keep geese from entering your yard and will help keep trash from entering the lake.



- Contact a Lake Coordinator or Victory Community Management to report equipment malfunctions or sudden appearance of algae

Lake Wildlife

I often get asked about what types of wildlife live in our lakes. My sons and I have gone out and documented the following (besides rats and geese):

Snapping Turtles – some very large

Yellow Belly and Red Belly Slider turtles (caused Lake 2 outage...)

Yellow Perch

Small Mouth Bass (and rumored Large Mouth)

Eel (caused a L1 fountain outage!)

Bluegill

Crappie

Minnows

Frogs (several species)

Red Banded Water Snakes

Earth Snakes, Water Snakes, Eastern King Snakes, Ring Neck Snakes, Black Snakes

Green Egret, Blue Egret, White Egret

Two species of Duck

Crawfish and mussels



Lake 1 Common Area Project



...Next Steps



Clearing out the berm and shoreline of overgrowth along the length of the trail to start in the fall. This is a no cost to the community as a resident has volunteered to do this on their own time.



Additional trail clearing & pruning



A proposal was made to the board to consider planting wetland grasses and plants in the shallow areas (using the lake 1 common area as a test bed). Doing so acts as a natural bio filter that reduces mosquitos, improves water quality, and minimizes the smell.

Stormwater Committee

Lou Lafrenaye, Coordinator

- Maintain access to our stormwater outflow pipes area at the north end of Lake 1 for County staff and HOA members.
- Remove debris, branches, and garbage to ensure proper stormwater drainage flow and to minimize the chance of flooding in our neighborhood.
- This is a joint effort with Tim Burke (Lake 1 – Lake Coordinator) and Jeff Payne (Lake 2 – Lake Coordinator).



Tabb Lakes Neighborhood Emergency Preparedness Committee*



Lou Lafrenaye, Coordinator

Activities this year:

- Provided preparedness and safety related information via our HOA newsletter and through our Welcoming Committee handouts.
 - Hurricane Evacuation Guide
 - Emergency contact numbers
 - List of emergency supplies
 - Article on poisonous plants in our neighborhood
 - Article on home poison prevention
- Maintain a section on our HOA web site (NEPC) to provide emergency preparedness information for our neighborhood.

No hurricanes or major storms in 2026!!

Welcome New Newsletter Editor – Kelli Anguiano!!

- ✓ Newsletter will continue to be sent out via the neighborhood email list.
If you NEED a hardcopy let us know.
- ✓ Residents can place ads for free in the newsletter
- ✓ Continue to keep your email updated – use the link on TabbLakes.org or email VictoryComMgt@gmail.com



Shout out to Shirley Flanagan who headed up the Tabb Lakes newsletter for 20 years!

Tabb Lakes Web Services

For homeowners, residents & potential buyers

tabblakes.org

webmaster@tabblakes.org

What the website gives us today

Historical archive

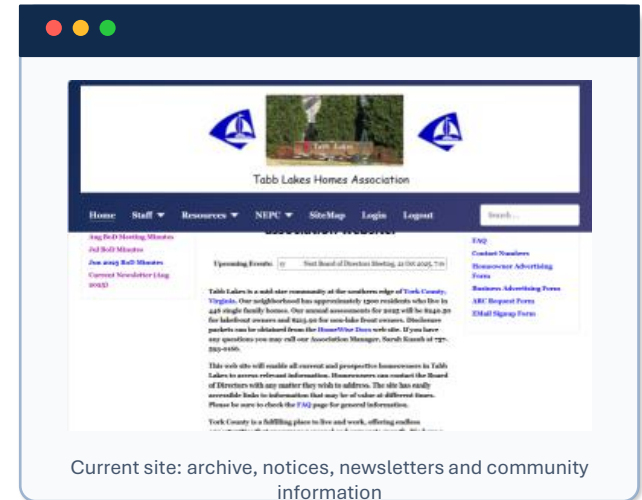
25 years of BOD minutes and 22 years of newsletters

Storm readiness

NEPC information and storm forecasts

Community updates

E-mailings, emergency notifications, newsletters and time-sensitive items



Current site: archive, notices, newsletters and community information

Webmaster: Tim Wyatt

Big thanks to Clint Flanagan who was Webmaster for 27 years!



Help shape the next version

Share what works, what is missing, and what would make the site easier to use.

Keep your email address current using the Email Signup Form.

Feedback welcome

Welcome Committee

Keith Ebert, Coordinator

- Welcomed 11 new families this year
- Provides a copy of the most recent newsletter, YC New Resident Info Package ordering info, and numerous other handouts related to hurricane safety and other local information
- Let us know if new renters move in!



Neighborhood Watch

Yousuf Mohammed, Chair

Contact Info: ysm116@gmail.com



What we do:

- Keep in touch with the Sheriff Department's Crime Prevention Unit.
- Provide information for the newsletter or email list about topics relevant to Tabb Lakes residents
- Provide monthly report to the board about any incidents reported to the YPSO from Tabb Lakes or the surrounding area



Neighborhood Watch

What else can we do:

- Neighborhood Watch volunteers could distribute crime prevention information to residents
- Organize events to encourage social interaction, such as cookouts, block parties, and game nights
- Neighborhood Watch volunteers can report neighborhood needs, such as burned-out Watch Lights, damaged road signs, and abandoned cars etc.
- Neighborhood Watch members can keep up to date with police notifications



Neighborhood Watch

Need to spread awareness among residents about most common crimes in our area and how to prevent them.

- Auto theft
 - Do not leave cars unlocked.
 - Avoid leaving valuables in the car in your driveway.
- Identity thefts are also on the rise in our area
 - Shred important documents before discarding
 - Avoid oversharing online
 - Strong password, 2-factor authentication
 - Use antivirus and firewall protection

The YPSO is willing to hold a seminar on safety and security in the neighborhood.

Architectural Review Committee (ARC)

Per TLHA Bylaws, ARC review is required for all exterior property modifications

- Examples: Room Additions, Driveways, Sheds, Fences, Pools, Decks, Patios, Bulkheads, Ditch modifications, Solar Panels
- Application form on website and in newsletter, need to include supporting documents with your application
- No construction should start until you have received approval!
- Allow up to 3 weeks to process

Coordinated by Victory Community Mgt.

Covenants Compliance



- Program is designed to:
 - Protect property values
 - Maintain good relations between neighbors
 - Head off maintenance problems
 - Encourage community pride
 - Pay off when you go to sell your home
- Contact Victory Community Management at any time if you have a question about a notice that you receive

(757) 593-0166 or VictoryComMgt@gmail.com

2026 Housing Values

	2023	2024	2025	YTD 2026
Homes Sold	19	18	20	8
Avg. Sale Price	\$432,966	\$466,861	\$493,190	\$531,813
Avg. YC Assmt.**	\$351,742	\$449,339	\$461,935	\$473,913
Diff. Sale to Assmt.	\$81,224	\$17,522	\$31,256	\$57,900
% Diff.	23.1%	3.9%	6.8%	12.2%

***YC assessments went up in 2024*

Old Business

TLHA Documents Rewrite

Current Status:

- Draft Articles of Incorporation & Bylaws are with the attorney
- Draft Declaration is almost ready to be sent to the attorney

Next Steps:

- Board reviews drafts sent back from attorney
- Revised drafts sent to homeowners and feedback gathered
- Attorney provides final revision, if necessary
- Final version distributed to homeowners
- VOTE! 335 households (75%) needed to pass



New Business



New Board Meeting Schedule



Board Member Elections



Committee Help Wanted

Board Meeting Schedule

- Moving monthly board meetings to the **4th Wednesday of the month** at 7:00pm
- Held at Coventry ES in the Library
- Have approved insurance coverage and will have an approved Lease Agreement with the School Board
- Starts in January 2027

Contact VictoryComMgt@gmail.com if you would like a Zoom link for the meeting.

Board Member Elections

- Two board positions to vote on
 - Keith Ebert & Dane Royal are at the end of their terms
- Nominees
 - Keith Ebert
 - Dane Royal
 - Nominations from the floor?
- Voting (*If no quorum, board members will be appointed by the board at the November board meeting.*)

Committee Help Wanted

- 
- NEWSLETTER Assistant NEEDED?
 - Neighborhood Watch
 - Beautification

Contact a board member or
VictoryComMgt@gmail.com if you are interested!

Open Forum

- ✓ Please speak clearly
- ✓ Provide your name and address
- ✓ Only one question at a time

Thank you for joining us!

NEXT BoD Meeting: Nov. 17, 2026 at 7:00 pm

At the Coventry ES Library

**No meeting will be held in December **

NEW Regular Board Meeting Schedule

- **4th Wednesday of each month** at 7:00 pm
- Location: Coventry ES Library, Zoom link available
- Starting January 27, 2027

Email VictoryComMgt@gmail.com a few days before the meeting if you would like the Zoom link

Copies of the Treasurer's Report
and 2027 Proposed Budget are
available by contacting Victory
Community Management at
VictoryComMgt@gmail.com or
757-593-0166.