



April 2017
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
April 25, 2017

Board Members Attending

Bart Rovins	President
John Scirica	Vice President
Joseph Frangipane	Treasurer
Maryann Faulkner	Secretary
Dick Stern	Assistant Treasurer
Bill Durante	Member at Large

Jessica Vest, CAS

Call to Order

The meeting was called to order at 3:00 p.m. by Bart Rovins, President.

Establish Quorum

Maryann Faulkner determined that a quorum was present.

Committee Reports

Architectural Control: Dick Turner advised us that he had nine change requests in the past month. Four were for tree removals, one for utility shed, one to enclose an existing screened in porch, one to erect a screened in porch on an existing pad and two for expand existing driveways. All were approved. The Adjudicatory Panel is scheduling a meeting next month, and are inviting the [REDACTED] family to present their position regarding the non-complaint fence.

Building and Grounds: Bill Durante stated that repairs of the fences in Abbington Woods have been completed. There was also repair of the walkway along the area of Tod Denson Park which was broken. Bill and Jessica are working on the berm issue on Valais Court. A 15 gallon Leland Cypress will be used to fill in a space along Taberna Way. The painting of the two initial buildings of One Taberna Way was also discussed. Building 1 (units 1 and 2) and Building 8 (units 15 and 16) are the units that will be painted. Dick Stern will speak with the homeowners of units 101, 103, 129 and inform them of the schedule, and also let them know that there will be people power washing their unit. Painting date is to be determined. The homeowners also will be advised that they are responsible to protect what is on their porch.

Vice President's Report

John and Katie met with James "Jazz" Woodward of Taberna Townes on Wednesday, April 19th and spoke with him about the supplemental dues and what is going on with the HOA. John also spoke with Christian Hamel via phone as he was unable to attend the meeting. The other homeowner was unable to attend the meeting. James gave them the welcome packets and explained the details of his meeting.

Treasurer's Report

Joe has published the financials and we are on budget through the first quarter. Joe will use the June ending Financials, budget and expenditures, to start preparing the 2018 budget. At the March meeting, he gave out information regarding the reserves. He will review those and they will all be ready for the July meeting. Several CDARs for the Taberna Master, Operating, Replacement and Emergency Funds are expiring in May. Joe has spoken with Lou Duffer, Cash Management, CAS; these will be renewed at the best interest rate.

Joe has redone the reserve study on One Taberna Way. See copy attached to minutes. There was a building schedule prepared when the units were constructed. We are painting buildings one and eight this year. The expenditure is \$9,505 per building. Greg Wolf has estimated at \$21,100 for roofing. That should be starting in 2019. There was a general consensus that this figure was very high. Bill will get in touch with the builders of One Taberna Way, Scheper and Zaytoun, and find out what size beams were used in the construction. Size of beams will be a factor in the roofing estimate.

Joe has recommended that we do a painting and roofing inspection yearly for One Taberna Way.

Manager's Report

██████████ Jessica stated that the ██████████ house has been taken over by the bank and we have to write off the balance of \$5210.69. Maryann made a motion to write this amount off; Katie seconded it. This amount includes dues, fines, attorney fees, etc. Jessica will get a breakdown of this fee for us to see if there is any recoverable money. Motion has been tabled.

██████████ Has defaulted on bankruptcy payments and has had some personal family issues. He is getting back on his feet. We are hoping to see some money coming back in on this account.

██████████ Foreclosure hearing was sent to the attorney on April 12, 2017.

██████████ Lien was filed on June 6, 2017 and is at the attorney.

██████████ Account is at the attorney. Foreclosure demand was sent to the attorney on April 17, 2017.

██████████ Payment plan has been set up.

[REDACTED] all owe dues and late fees. They have received a 15-day demand for payment.

[REDACTED] Charges are late fees only and we are recommending to write them off.

[REDACTED] Katie mentioned that the Board had previously agreed that if this is a onetime offense, we will write off the balance.

[REDACTED] Jessica will check on this.

Katie motioned that we write off all late fees related to nonpayment of yearly dues of 2017. John seconded it. Motion passed unanimously.

HSBC BANK: SOA was sent to them this month; we will start collections next month.

[REDACTED] Bush hogging charge from 2016.

[REDACTED] Mailbox charge from March 31, 2017.

VACANT LOTS: If the height of grass is over twelve inches in height, CAS can send a letter to the owner to make arrangements for bush hogging. Jessica will get in touch with Jim Young regarding this.

President's Comments

Old Business

Taberna Townes

Bart advised us that the day after John and Katie met with Jazz, Katie got an email from the listing agent of Taberna Townes. Bonnie Braudway was contacted and Bart and she agreed to hold up on the reserve study at least until we hear the bank's response to the letter that was mailed on April 24th. The engineering firm was able to adjust their schedule. As soon as we hear back from the bank, Bart will meet up with John and Bonnie and a decision will be made regarding the engineering firm and the reserve study. The bank stated that since Taberna Townes is not fully built out, they don't want to join the HOA at this time. They stated their lawyer said the current three owners don't have to join. The Board is most interested in protecting the homeowners.

At this point, no decision will be made until response from the bank has been received.

One Taberna Way

Dick called Bob Lande to set up a meeting and he is currently out of town. Meeting has been set for May 9th at 3 p.m. John and Bob will also attend. Dick has been updating the information regarding the painting, and everything that needs to be done. Dick, John and Joe went over the numbers and made some changes. Most of what Greg is asking for is already in the information that we were given. Bart, Dick, John and Joe will have a separate meeting to discuss this further. Meeting was scheduled for April 26th at 3 pm to discuss Greg Wolf's proposal.

New Business

Conflicts of Interest Policy was discussed. In light of the upcoming bidding process on landscaping and other issues, a formal Board Policy around Conflicts of Interest, Code of Ethics, etc. has been circulated. This was discussed in detail. John made a motion to adopt a Code of Ethics Policy, Dick seconded it. Motion passed unanimously. A Code of Ethics and Conflict of Interest Disclosure form was signed by all Board members and will be posted to the THOA Website.

Strategic planning issues were discussed. There is interest in putting into one central place a two year month by month calendar for the new incoming Board members.

RFQs need to be sent out by July 1st. Jessica will send these out and they need to get back to us by August 1st. Committee will meet to discuss these and will add these to the upcoming budget. The need to have specific verbiage to contracts was discussed. Jessica stated that we give them the specifications of what we want; and then they give us a breakdown of those services.

Action Items

- **Bart, John, Joe and Dick** will meet on April 26th at 3 p.m. to discuss Greg Wolf's presentation.
- **Bill** will get in touch with Rick Scheper regarding the beam size that was used in the construction of One Taberna Way.
- **Katie** will make a decision regarding a vendor for Cloud based storage and will make a recommendation to the Board.
- **Jessica** will obtain a breakdown of the [REDACTED] account, check on [REDACTED] account regarding the \$10 amount due and get in touch with Jim Young regarding the bush hogging that needs to be done.

The next meeting is May 23, 2017 at 3 p.m.

Adjournment:

Meeting was adjourned at 4:25 pm

Approved by the Board of Directors:

Submitted by: _____
Maryann Faulkner, Secretary

Approved by: _____
Bart Rovins, President

Date: _____

Date: _____