



August 2016
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
August 23, 2016

Board Members Attending

Craig Baader	President
John Scirica	Vice President
Bill Durante	Asst Treasurer
Debbie Walczak	Treasurer

Committee Members Attending

Dick Turner, ACC Chair

Absent

Katie Shorter	Secretary
Mark Faulkner	Asst. Secretary

Call to Order

The meeting was called to order at 2:58 p.m. by Craig Baader

Establish Quorum

A quorum was established and the approval of July 2016 minutes are deferred until the September Meeting.

Vice President's Report

- John reported that we have identified 3 candidates to this point, two of which are property owners. Dick Stern has expressed an interest, Mary Ann Faulkner has expressed interest in the Secretary position and Chad Sitting, who is currently renting a home is Taberna is willing to serve (but is unable to occupy a director slot since he is not an owner). Katie talked to Greg Wolfe to run whereby the board could benefit from his finance experience and the OTW sub-association would have a rep on the board. Let's keep beating the bushes for more candidates as we will probably have 4 slots to fill.

Treasurer's Report

- July financials were distributed and look good although Debbie noted that she has a number of questions about amounts rolling between delinquency time window categories.
- We will be reviewing the finalized budget at the September meeting.
- Delinquent Accounts were reviewed along with pending actions. Holding back on further action on several accounts at ~\$1,300 level. Jess to research why \$100 per day fine is not showing up on reports for residence with inoperable vehicle on property.

- Audit report has been finalized and was issued as an unqualified statement, confirming that our year end financials for the Master and sub-associations fairly represent our financial performance and status.

ACC

- Two change requests: 1 to replace a roof and a skylight, and another for a number of updates to a home in the Abbington Woods area (siding, widening driveway, enclosing porch, etc).
- The home under construction on Teufen Road has been reminded of the 4 step requirement which was agreed to in writing. Dick will monitor this as the brickwork on the exterior of the house winds down. Dick requested that the builder (Shepper Contracting) not be authorized to build any additional homes in Taberna in the future since he has refused to comply with the covenants and written agreements regarding this property and a number of properties in the past.
- Dick provided a revised exterior drawing provided by the resident (114 Walden Road) who has requested to add a garage to his property. As noted at our last meeting, the proposal meets all of the covenant requirements, passes all of the standards set forth, etc. The addition is also within the front to back site lines of the existing home and within those of the adjacent home (whose owner had complained about the proposed improvement).

The board reiterated its position that per the covenants, the ACC chair can sign off on the garage request, as long as the building request is in compliance with all requirements. Any and all potentially contentious correspondence from this resident will be referred to the HOA board in the future. The ACC Committee will be meeting tomorrow afternoon.

Building and Grounds Committee

- Bill Durante will obtain an estimate from France Tay-Cun and his group to trim back the Bradford Pear Trees along the road into Taberna Landing and remove the three evergreens (2 dead) behind their entrance sign.
- **Discussion regarding the grass height of vacant lots.** Perry noted that he had received 5 dates from Jim Young which were essentially the end of each month from May thru September. Jess provided some reference information from her other communities, one of which had a max height of 12" and the other (FF Harbour) is 8". After some additional discussion Perry made a motion which was seconded and unanimously approved "To set the CAS inspection dates for 2017 to 5/1, 6/15, 7/15, 8/15, and 10/30". This would provide target dates for the lot owners and contractors to cut the undeveloped lots and regulate the expenses incurred by the owners. For the remainder of 2016, Perry will work with the contractors to keep the maximum heights of the lots somewhere between 12" and 18" (NB City Environmental Ordinance)
- **Gardens within Perimeter Area.** Loomis noted that the lack of pine straw in these garden areas are contributing to the weed problem and suggested that additional pine

straw be added to deter weed growth. Since the board wants to ensure that these areas are well maintained a Motion was made to approve the purchase of 40 bales of pine straw and to engage Frances Tay-Cun to spread/install the materials in the gardens covered under the Loomis perimeter area contract. Motion was unanimously approved.

- Craig noted that mulch is need at first section of front island and weeds need to be treated along berm on right side of Taberna Way.
- Perry raised the question as to why the mail boxes in the mid-section of Boleyn Creek is on the golf course side of the road, resulting in some older residents having to walk across traffic to retrieve their mail. Perry will contact the post office to see if it can be changed.

President's Report

- Meeting with E T Mitchell went very well and responses received were distributed to board via email.
- Still trying to get response from Insurer (Robinson & Stith) regarding minimum coverages recommended for OTW.

Manager's Report

- Violation report was distributed and reviewed. Several questions will be forwarded to Jess for responses regarding observed violations not in report.
- Request for use of park for Sept 17th New Life Church race has cleared all hurdles and insurance cert has been provided. Request submitted on behalf of church by Taberna resident.

Old Business

- Bill Durante reported that the trash receptacles are now in place along the walking path and has apparently been well received by our residents.
- National Nite Out went reasonably well given the weather conditions and our new Alderman attended the event. Only about 50 people attended, but those in attendance seemed to enjoy the event (and the tent that we hid under).
- Katie working with TCC regarding fall community wide yard sale – news to follow

New Business

- Kelly Cothery of TCC sent in a request to hold a “Howl-a-Ween” at the dog park in mid-October. The board has no problem with them putting the event together for the enjoyment of the Taberna residents and Dog Park regulars.

Action Items

- Katie will communicate via Email within the next few days

The next meeting is September 27th, 2016 at 3:00 p.m.

Adjournment - Meeting adjourned at 4:20 p.m.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____