



**February 2016**  
**Minutes of Board of Directors Meeting**  
**Taberna Master Homeowner Association, Inc.**  
**February 25, 2016**

**Board Members Attending**

Craig Baader	President
John Scirica	Vice President
Bryan Scoggins	Treasurer
Bill Durante	Asst Treasurer
Katie Shorter	Secretary
Mark Faulkner	Asst Secretary
Perry Caswell	Member at Large

**Committee Members Attending**

Dick Turner, ACC Chair

**Absent**

Michelle Massarelli

**Call to Order**

The meeting was called to order at 3:04 p.m. by Craig Baader, President.

**Establish Quorum**

Katie Shorter determined that a quorum was present. December's 2016 Board Minutes and January 2016 minutes were approved.

**Vice President's Report**

Nothing to report. However, John suggested that, in light of the previous day's weather and need to change the meeting day, we set up a phone chain/tree to communicate with everyone easier. Katie will gather everyone's cell phone numbers and set up a group text for any future last-minute announcements.

**Treasurer's Report**

- Bryan had to travel to Florida to be with his daughter. Bill will call Bryan to see what should be done in his absence to handle invoices, coding them, approving them, etc.
- Craig wanted to review some of the community accounts. He has some questions for Lou about Abbingtion Woods' spreads. There are some invoices that did not clear, so those also need to be checked.

## ACC

- Dick reports 2 requests: a tree removal and an installation of a basketball backboard. An item of interest is a potential request for installation of solar panels on the ground. The general statutes are not clear on these panels, but we need some guidance from CAS on NC statutes or other governing laws regarding this.

## Building and Grounds Committee

- Beds along Emmen will be mulched. This was not included in pruning/trimming cost, but they need to be done. Dead bushes along the fence line of adjacent neighborhood will be pulled out and replaced when the weather breaks.
- OTW has been invited to the special meeting to discuss the landscaping/drainage issues on March 12, 10 a.m. at the club. While contacting the residents, a suggestion was made to spread out any potential charges instead of a one-time payment. This could be considered but all payments have to be closed out by the EOY. There was also discussion about OTW residents who have taken it upon themselves prior to this (in past years) to hire and pay for “fixing” their yards in the past. This work was, in fact, a violation of the covenants in that they did not ask for permission or approval from the board.
- Discussion followed regarding OTW’s reserves and what items are covered by the reserves, i.e. roofs, driveways, shutters, etc. and if any adjustments can be made in this area. Craig plans to update the reserves in conjunction with a volunteer OTW resident this year so that current information is available.

## President’s Report

Craig reviewed the delinquencies and where each property stands with pursuing these.

First, our attorney researches the property to see if the house has any equity. For example, if the house is upside down and the funds are unrecoverable, then spending money to chase delinquent fees is fruitless. If, however, there is equity, we can file a lien, for example, to attempt to collect the past due amounts.

██████████ filed for bankruptcy but did not comply with the guidelines so the filing has now been released.

██████████ cited and fined for the trailer in driveway has been sent second notice on payment of fines. Total owed is over \$1,000.

██████████ resident still cannot be tracked down. Bonnie, our attorney, has been tasked to contact the bank about this. Craig will follow up with Bonnie and press her on this and discuss proceeding with foreclosure.

Concern was expressed that all delinquencies be pursued with continuous diligence; the more time that passes on each delinquency, the harder it is to recoup.

### **Motion on Delinquencies**

██████████ house foreclosure and ██████████ will be written off since we have no legal recourse for recovery pursuant to the provision in our covenants that prohibit recovery. Bill motioned for these two to be written off and motion was passed unanimously.

### **Manager's Report**

Due to last-minute re-scheduling of meeting (due to weather), Michelle was not able to attend the meeting but there were no items that required a telecom with her at the time of the meeting.

### **Old Business**

- Discussion of transferring our covenants into digital form for ease of access and reference.
- Proposed common area maintenance legal agreement is still unsatisfactory. It does not cite the additional areas as "Common Area." Secondly, the maintenance was not including beds maintenance or mulch.
- We re-visited the insurance question. Do we need to pay extra insurance on the extra common areas we would be taking on? This is not landscaper insurance, this is OUR insurance
- Our webmaster, using the hard copy of the Taberna Directory as a vetting tool for confirmation that the person is indeed a Taberna resident, will come up with a charge for this service.

### **New Business**

Would we entertain the idea of holding a community-wide yard sale once or twice a year, but in a confined area, restricting traffic flow through and around Taberna? If Taberna Country Club is open to the idea, we could invite Taberna residents to reserve a "spot" in the parking lot of the club and bring whatever they wish to sell in their car. The club can provide tables (for a small charge), and they can use the event for promotion of the club as well. Katie will approach the country club to see if they are open to the idea and will report back at the next meeting.

### **Action Items**

#### **Bill:**

- Call Bryan to see how he would like invoices handled in his absence.

#### **Dick:**

- Contact Michelle at CAS to see what policy is on installation of solar panels on the ground.

#### **Craig:**

- Ask Bonnie about ██████████ bank situation.

- Ask CAS to break down the delinquency report so that we can track what the outstanding balance represents, i.e. dues, fines, etc.
- Craig will have Bonnie research situation of [REDACTED] to determine best course of action moving forward.
- Is there an additional insurance amount that we will owe for adding on additional common areas for maintenance?

**Katie**

- Meet with TCC to see if they can host the community yard sale and are open to it.
- Bring webmaster cost of adding online directory to next meeting.

**The next meeting is March 22, 2016 at 3:00 p.m.**

**Adjournment:**

Meeting adjourned at 4:46 p.m.

Approved by the Board of Directors:

Submitted by: \_\_\_\_\_  
Katie Shorter, Secretary

Approved by: \_\_\_\_\_  
Craig Baader, President

Date: \_\_\_\_\_

Date: \_\_\_\_\_