



January 2017
Minutes of Special Informational Meeting of Board
Taberna Master Homeowner Association, Inc.
January 3, 2017

Board Members Attending

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

Committee Members Attending

Bill Durante, B&G

CAS

Absent

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.

Vice President's Report

None

Treasurer's Report

None

ACC

None

Building and Grounds Committee

None

President's Report

- Bart drafted a letter for the Board's review to Capital Crossing. The letter would indicate that we, as an HOA, per our covenants, are not permitted to levy a special assessment for use by Taberna Country Club (TCC). In addition, the letter informed Capital Crossing that the HOA Board will no longer maintain the perimeter areas as of

April, 2017. The Board unanimously improved the content of the letter and the sending of the letter to Capital Crossing.

- Katie motioned, John seconded, decision unanimously passed that the Board send out a notice to Capital Crossing regarding the HOA's inability to facilitate any assessment per covenants.
- Since December, Bart has contacted nearly ten+ people in the Taberna community who had indicated a sincere interest and willingness in being part of a potential solution or movement forward towards keeping TCC above water. This advisory committee is completely separate from the HOA board, although the Board will always have a representative present for informational purposes. Any HOA board member who attends these meetings is there for informational purposes only, and cannot cast a vote of any kind as an HOA board member. This committee will now be informed by Bart that the HOA is unable to levy any assessment and therefore collect any funds to help TCC.
- Bill will inform Loomis that the perimeter area landscaping contract is not going to be renewed as of April 17, 2017. Bill will wait until Bart distributes letter to let Loomis know.
- Katie mentioned that the Loomis Contract was already reflected in the 2017 dues and that we may need to reevaluate that dues increase. Joe, the treasurer, wishes to examine the 2017 budget more thoroughly before we talk about crediting back \$9.00 per household in 2018.
- Board discussed dissemination of a member-wide letter from Bart informing them of the HOA's inability to levy an assessment in support of the club, as well as letting the HOA membership know that an advisory committee, comprised of homeowners (club members and non-members, golfers and non-golfers) has been assembled and is meeting in early January. Community wide mailing was decided as the best communication vehicle as the Taberna Tribune reaches only residents, some of whom are renters, not homeowners.
- Also mentioned in the course of discussion is the expiration of our current covenants January 1, 2018.
- In an attempt to judiciously review the covenants for possible, (1) Legal action against Touchstone, Capital Crossing, and/or Lynx REO (2) How best protect the Taberna community in the event Lynx/REO ceases operations, Bart spoke with John King, Esq., Stubbs & Perdue who will charge us \$350.00 an hour to review our covenants. The Board would like to establish a relationship with a local attorney who specializes in real estate/HOA law, in light of current events. The board decided that \$350.00 an hour was a lot to spend and suggested that we explore other attorney options in town. Also, Bart

has made contact with an attorney who actually constructed the deal between Fairfield Harbor's owners and their HOA. The Board also is looking for advice about possible amendments to the covenants and the amendment process, especially relevant with the expiration of the current covenants happening at the end of 2017.

- Discussion regarding renewal of the CAS contact ensued. Katie mentioned that Jessica will be at next meeting and it is anticipated that she will reestablish parameters and her responsibilities in regard to her executing her contract. Bart will engage with John Stone around the terms of the renewal and report back to the board when he has that information.
- Bart summarized his meeting with E. T. Mitchell, Alderman, earlier today. They reviewed the current situation of the club. She encouraged the HOA looking into facilitating local investors. Stop lights, warning lights and left turn lights will be available sometime in September or October. We are continuing to monitor the situation of the Sydes Development on Old Airport Road.

Manager's Report

None

Old Business

None

Action Items

Bart:

- Make sure you either cc or bcc your letter to Capital Crossings to Jessica at CAS.
- Let us all know (specifically Bill) when your letter goes out to CC so Bill can contact Loomis
- Circulate homeowner letter to Board for comment
- Bart, include at bottom of resident letter a request for their email address.
- Bart is to contact John Stone regarding CAS contract.

Bill:

- Follow up with Loomis once letter has been distributed.

Katie:

- Let Jessica know that there is an upcoming full membership mailing.
- Katie will follow-up with a friend regarding attorney referrals.

The next meeting is January 24, 2017 at 3 p.m.

Adjournment:

Meeting was adjourned at 4:10 pm

Approved by the Board of Directors:

Submitted by: _____
Maryann Faulkner, Secretary

Approved by: _____
Bart Rovins, President

Date: _____

Date: _____