



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

Board Members Attending

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

Jessica Vest, CAS

Absent: Joe Frangipane and Katie Shorter

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 stated we had seven change requests over the last two months. One was for fence installation, three for tree removals, one existing deck that needed to be replaced and refurbished, one porch floor to be resurfaced at Taberna Townes and one patio expansion. Bart asked Dick about a tree on One Taberna Way common property that is in question. The tree will be removed.

Building and Grounds: Bill Durante stated he spoke with Mr. Reed about the tree mentioned above. Apparently the previous owner did not want it removed because he wanted the shade it provided. The current owner does want it removed. Bill met with John from Pamlico Tree Company last week. They walked around the house, and that tree as well as a smaller version of that tree will be removed. Pamlico Tree Company cannot cut the tree down until September. Bill got an estimate from Pamlico Tree in the amount of \$1550.00. This estimate includes grinding the stump, removing the big and little tree, and taking away all debris. John will send his proof of insurance to Bill who will then forward it to Jessica. Bill spoke with John also about getting his machinery access to this without creating any ruts, etc. to the existing property. He will come in from the tennis courts to do this. Bill will book this service once the

Board approves it. This tree removal fee will be charged to the One Taberna Way Reserves. Bill motioned and John seconded that we approve this estimate. Motion passed unanimously.

Bill also spoke with Jessica regarding the painting contract of the three units on One Taberna Way. Jessica has put this into legal terms and then sent it to the community for review. Bill will call David Sawyer Construction, have them come and review and sign the contract. If they approve it, David will set up the painting schedule with the homeowners. One week prior to start he will get in touch with the homeowner to let them know he will be around the property and also ask them to remove and/or cover the furniture. Three units will be painted this year and one next year. Jessica will send this to Bart for signature for his approval. Bart will send it to Bill. John raised the question of existing mold on several roofs. Bill will mention this to David Sawyer and add “power wash to remove mold from roofs of units to be painted” to his estimate.

Bill has received several phone calls from Donna Clayton regarding general maintenance of the homes at One Taberna Way. This includes putting in bushes, what needs to be trimmed, etc. She will come to our August meeting and make a presentation to the Board. Bill also received a call from Sue McCarthy with the same issues. Bill suggested she make her issues known to Donna Clayton and the Board can hear about this during her presentation at our August meeting. Their landscaper (Loomis) is supposed to trim the bushes twice per year. Bart said we need to add weeding to the RFPs that are being drawn up for the landscaping. Bill suggested that we may add “maintain beds weed free” to the RFPs. This may require a dues increase to the homeowners of One Taberna Way. Jessica raised the question of time frame for pruning; i.e. spring and fall. Bart suggested three times a year. The RFPs will be out before the next meeting. Jessica will get in touch with Donna regarding all of this before our August meeting. John suggested that we schedule on specific months, so that we can double check on whether or not it has been done as this will also impact on the financials regarding the payment schedule.

There is also a home at 125 One Taberna Way that has been vacant for the past few years. It is owned by an older gentleman who is in poor health and lives in another state. The home has much pine straw and debris in the rain gutter and now there are many plants growing out of it. It has become an eyesore in the community. Much discussion was raised as to our responsibility for this property. Covenants were cited by Jessica and it appears that the cleaning is the homeowner’s responsibility. This will also become part of our conversation with Donna Clayton at the August Board meeting.

Vice President’s Report

John advised us that the hole on Teufen Road has been filled, but has not yet been repaired. Also, the fencing by the retention pond across from the dog park (Taberna Circle) needs to be power washed and painted. Bart and Bill said that is the City’s responsibility. Bart will contact them regarding this.

Treasurer's Report

In Joe's absence, Jessica has prepared a financial summary and variance report. She has reported that we are on budget for the past month. There is a two-page report that is included with the minutes. Our receivables are \$118,000.00 since the beginning of the year. On page two there are several notes regarding overages. We had an overage on account 6001 due to additional money for annual plantings in early June. Also, we had an overage on administrative expenses. We are hoping Joe will be on the mend soon. Jessica will coordinate with him regarding the RFPs in process.

Manager's Report

[REDACTED]

Aging accounts: Accounts were discussed with the Board. The report is submitted with the minutes. One homeowner at Taberna Townes has not paid their dues. There is a letter going to all the residents of Taberna Townes inviting them to a meeting. A few accounts were submitted to the attorney with intent to file a lien. A claim of lien has been filed on three accounts. We will hold off on foreclosure until next meeting. Another home [REDACTED] [REDACTED] is in bankruptcy again. They are making payments again. We should have more news by the next meeting. We are ready to foreclose on one homeowner at [REDACTED] who has two accounts in arrears. Bart asked Jessica to advise Bonnie about this. Bart motioned and John seconded to authorize Bonnie to proceed with foreclose on this homeowner for both Master and Supplemental dues as reflected in the aging report of July 24, 2017. Motion passed unanimously.

We will wait and see what is on file for the contact of the vacant property on One Taberna Way before we proceed with foreclosure. Jessica will reach out to the family member regarding the maintenance of the vacant property. A letter will be sent.

Two homeowners from Abbington Woods are paying their outstanding accounts on a monthly basis.

Violation report dated July 24, 2017 was also discussed. These include need for power washing, excessive weeds, mowing, mailbox issues, improper maintenance, trash cans left on street past deadline, boats and trailers on properties. Bart cited the covenants which state "boats shall not be stored on property". Jessica said "no boat, boat trailer, camper or recreational vehicle shall be allowed to remain on any street right of any way, on any lot or common property overnight unless it is enclosed within a garage". Bart would like to create guidance for enforcement that is different from that. Jessica said there have been many complaints regarding boat storage from various homeowners. We discussed giving Jessica formal guidance to interpret this as a 24-hour period. That allows someone to bring their boat home, use it, bring it back to clean it,

without making any covenant change. Bill stated that we could say “boats should not remain on property for more than 24 consecutive hours”. Jessica was in agreement with this. Bart stated we will need to do an attachment at the yearend annual meeting if we wish to make it a formal rule. We will wait until that time. We may also wish to add campers and mobile homes to this.

Jessica mentioned that she has received some complaints regarding Jim Young’s lot maintenance. She will get in touch with him.

Finally, Jessica has sent two letters to a homeowner regarding jet ski storage on a trailer. Bart has spoken to Bonnie regarding this. She said we have to follow our procedures to the letter. Once the Adjudicatory Committee acts on a resident, and assuming they levy monetary penalties, if there is no compliance we can actually go to Superior Court and get an injunction ordering them comply. If they don’t, we can go back to Court for failure to obey the Judge’s order. At that point the court can get creative and this could possibly include jail time. This is a tool we can use for frequent abusers. Jessica will get in touch with Bill Cheesman regarding this.

President’s Comments

Bart has stated that some kind of record other than minutes, when we make significant decisions such as the above mentioned boat issue, or the painting of the third unit on One Taberna Way, needs to be in place for future Boards. This will be called Continuity of Decisions. Perhaps this can be done in the form of a spreadsheet or file. This will be an informational update or reference for future use. This will be Board actions and decisions. Hopefully, once Katie has given us the Cloud storage information, John and Maryann can work on putting this into place.

National Night Out will be held on August 1, 2017. There is a letter that will be sent via Tab Mail. The Club has approved this and will provide food and water for this.

Old Business

Taberna Townes: Bart raised the question as to who should be present when the Board meets with the homeowners on Wednesday, August 9th at 7:00 p.m. He will get in touch with the homeowners and will ask that all RSVP. John, Joe and Bart met previously. The most that can be charged at year one of supplemental dues is \$1800.00. That amount is limited to maintenance for the building and the mail kiosk per the Taberna Townes Covenants. No money will be allocated to maintenance of any common areas in the foreseeable future, including drainage. Bart had a two-hour conversation with our attorney, Bonnie Braudway, developing a strategy on how to implement supplemental dues. The Bank will be treated as any other owner. We will limit the use of supplemental dues to maintenance of the building and the other services we are required to provide. We plan to invoice the bank going back to when Certificates of Occupancy were issued which were in 2007 or 2008 but we will go back six years up until they sold a unit to the homeowner and bill them for \$1800.00. This will possibly precipitate the conversation around storm water, common areas, etc. Our position is that the

HOA will have no responsibility for these items until the site is built out. Starting with 2017, treating the bank as an owner of the fourth unit, all homeowners will get a bill for \$1800.00. The Taberna Townes owners will create a Budget Committee to see what they want to do for 2018. Discussion was raised regarding when the \$1800.00 will be due. Bart motioned, John seconded that the 2017 annual Supplemental Dues for Taberna Townes are to be set at \$1800.00 and are to be paid on a prorated amount of \$750.00 for 2017 for the months of August-December. Bart drafted a letter that is to be sent to the residents explaining the Supplemental Dues. This will be sent via email as well as first class mail. If he doesn't hear from the homeowner, he will contact them via phone. A copy of this letter is enclosed with the minutes.

Bart was approached by a local real estate agent where a local Church wants to buy a home in Taberna and use it for Pastors to visit and stay in the home for a period of time for a holiday getaway; i.e., a vacation house for Clerics outside of the area. No one would be in permanent residence. Bart spoke with Bonnie and the covenants talk in terms of single family use and prohibits the nature of a time share or use share accommodation. Bonnie looked up some case law regarding this. She advised that the prospective buyer needs to look at the covenants and consult their own attorneys. Bart has received no response from this to date.

One Taberna Way Budget Committee: Bart motioned that we approve Donna Clayton, Ruth Elsner and Tom Love to be on that Committee. Bart spoke with Donna. Bob Lande is still involved behind the scenes. He however has moved. Maryann seconded the motion. Motion passed unanimously.

Dick spoke about the Spirit Activities and specifically, if we could put together a Team Taberna to go ahead and sponsor a group. Bill mentioned that there are people who do this type of volunteer work already. This may get some positive publicity for Taberna. Bart suggested that Dick speak with Gene Peele regarding this. Bart will forward the information regarding Cypress Landing that Gene sent him. We also had discussion of perhaps getting Team Taberna shirts. Dick will start the ball rolling on this.

Jessica spoke about the New Life Church planning another 5K run in Taberna in early October. They have sent their Certificate of Insurance. This is the same weekend as the club's member-member. Bart spoke to the representative from the Church. They will set up in the park and the start finish line will be by the dog park. It shouldn't interfere with the golf tournament. We need to know their parking plan and the number of people who will turn up for this run.

Discussion was had also regarding the upcoming Board election. John Scirica, Katie Shorter, Bill Durante and Dick Stern have terms that expire in December. John will draft a letter for the September Taberna Tribune explaining this to the community and ask for volunteers.

New Business

See above President's comments.

Action Items

- **Bart** will send a letter to the homeowners of Taberna Townes regarding the upcoming meeting. He and John are to meet with the homeowners of Taberna Townes on August 9, 2017 at 7 p.m. to discuss the Supplemental Dues. Bart will forward the Cypress Landing information to Dick.
- **Bill** will get in touch with John from Pamlico Tree Service and book the tree removal at One Taberna Way. He also will get in touch with David Sawyer regarding the upcoming painting at One Taberna Way and request that he adds “power wash to remove mold from roofs of units to be painted” to his estimate. Lastly, he will speak with Joe Kelly regarding the object on Geneva Lake.
- **Jessica** will get in touch with Jim Young regarding the issues regarding the lot maintenance. She will also review the landscaping contract at One Taberna Way and send the RFPs out and include weed maintenance as part of the RFP. Jessica will contact the Rodriguez family regarding their property at One Taberna Way. Jessica will speak with Bill Cheeseman regarding the jet ski storage issue. She will also get in touch with Bonnie and let her know we are ready to proceed with foreclosure on the homeowner with two accounts in arrears.
- **John** will meet with Bart and the homeowners of Taberna Townes on August 9, 2017 at 7 pm to discuss the Supplemental Dues. John will also draft a letter for the September Taberna Tribune explaining that we need some volunteers for the upcoming Board election. Lastly, John and Maryann will start work on Continuity of Decisions, once the Cloud storage information is received from Katie.

The next meeting is August 22, 2017 at 3 p.m.

Adjournment

Meeting was adjourned at 5:05 pm

Approved by the Board of Directors:

Submitted by: _____
Maryann Faulkner, Secretary

Approved by: _____
Bart Rovins, President

Date: _____

Date: _____

