



June 2017
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
June 27, 2017

Board Members Attending

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

Jessica Vest, CAS

Absent: Dick Stern, Dick Turner 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 was absent for this meeting, however there was a discussion regarding a homeowner with an adjoining lot who was interested in making a garage on that lot. Bart stated that the homeowner should follow the system and call Dick Turner.

Building and Grounds: Bill Durante stated he and Bart were working on getting the berm cut between Biel Lane and Valais Court. This will be done in the near future.

Painting of One Taberna Way was discussed including how many homes would be painted. In our last meeting, Donna Clayton stated she was promised that her house would be done by the prior Board. We have gone from a time line to need as far as the painting is concerned. In the interest of good will, Bart has looked into what was committed to her by the prior board. Bart told her that her unit would be painted. Joe stated we could move up the funds from 2018 into 2017 to paint a third building. We could also fit another unit in 2018. We can approach this again when the 2018 budget is reviewed.

One of the homeowners contacted Bill regarding a painter who would charge us \$7,500.00. We have received an estimate from David Sawyer who will charge us \$1.50 per square foot instead of \$1.55 per square foot if we guaranteed him all the buildings within the next four or five years. Bill feels that we should pay the \$1.55 per square foot. Bill feels we need an estimate to include the exact work that will be done such as power washing the building prior to painting, caulking of all mortar joints that need caulking, and installation of vent caps under the soffits which are missing. Bill will write up a statement of work and send it to Bart. Bart will review and then forward this to David Sawyer. Maryann made a motion to hire David Sawyer to paint the three buildings, John seconded it. Bill has stated that he is licensed and bonded. Jessica is aware of this.

Bob Lande of One Taberna Way has emailed Joe and stated he wanted the footers inside his house corrected. Bill stated that some fascia board manufactured by Alcoa has been recalled due to peeling. We will defer this until we have more information about this. Jessica asked Bill if we could get an estimate from David Sawyer regarding the two issues of Bob Lande's unit. This estimate is to include fixing the exterior brick veneer cracks (caulking) and painting of vinyl.

A homeowner on Biel Lane emailed Bart complaining about HOA maintenance of the area behind his house. It is a berm with pine needles covering it. It may be his property. Bart and Dick Turner will check the plat and find out. Another homeowner on Neuchatel Road complained that the common property behind her house is not being maintained. Bart will check into this as well.

Vice President's Report

John has spoken to Bart suggesting that we work out a system of continuity from one Board to the next. He gave the example of Taberna Townes. We will all need to think about this and try to put things together and have a little history of what has been going on. Jessica suggested that upon completion of large projects, we try to compile as much as we can into one place in either a Cloud or in printed form that can be accessed in the future. Joe gave the example of starting files of each report he receives from Jessica. This way he doesn't have to ask Jessica for them if he needs them as they are accessible to him. He also is scanning the covenants into a PDF file for sharing. Bill has also listed his duties and responsibilities when the new Board member fills his spot. Bart mentioned that we look back on key actions and key decisions on a monthly basis. If we create an exception to anything, it needs to be highlighted along with our rationale for this decision. Example was given regarding the painting of One Taberna Way. We will discuss this further at the July meeting.

Treasurer's Report

Joe has put together financial notes from the records from May 31, 2017. All of these are submitted with the minutes. We are under budget on everything. We got a big infusion of almost \$5,000.00 from Taberna Townes which was unexpected income from the bank. This money is for HOA dues and is applied to the Master Association. When the June actuals come out, Joe will start working on the 2018 budget for the associations. Jessica has stated that some of the communities have open budget workshops.

Bart has received a note from Bob Lande that no one has stepped up to be on the committee at One Taberna Way.

Manager's Report

Aging accounts: Accounts were discussed with the Board. The report is submitted with the minutes. A few accounts were submitted to the attorney with intent to lien.

Violation report dated June 26, 2017 was also discussed. These include need for power washing, excessive weeds, mowing, mailbox issues, improper maintenance and trash cans left on street past deadline. This report is submitted with the minutes. Bill has mentioned a home on Taberna Circle that has an eight-foot-high pile of mulch which has been there for about six months. Jessica will look at this after the meeting and advise the Board.

President's Comments

Bart raised the question about One Taberna Way power washing and about the Board finding a vendor. Bob Lande asked if we could get one vendor for all units so that they all could get the same price. Bart said that if we do get a preferred vendor, they need to be consistent in their billing to the homeowners. Bill will check on this. The homeowners will be advised of this and can make their own decisions.

Old Business

Fencing issue on Uster Court: The [REDACTED] have said they remediated and moved the fence into conformity. Bart asked Bill Cheeseman of the Adjudicatory Committee to confirm this. The homeowner has said they are going to appeal it. Jessica will get in touch with Bill Cheeseman regarding this and will advise the Board.

Stop light issue at the entrance of Taberna. E.T. Mitchell has advised that the Chief of Police worked with the City Attorney to see if stop light cameras are an option. The bottom line is they are not. That intersection is not within the jurisdiction of the City of New Bern. The Police have the authority under an extra jurisdictional agreement to enforce the traffic laws. The City cannot put lights up there as the state owns the road. Highway 70 will be converted into an interstate in the future. The State has said that it meets the standard. There was much discussion regarding the timing of the lights. The bottom line is that we need to be aware as drivers. The Chief of Police is still committed to making this an area of interest for his police officers when they are down this way.

New Business

None at this time.

Action Items

- Bart will get back to Sue McCarthy regarding the power washing issue.

- **Bill** will write up a contract for David Sawyer regarding the painting of three units of One Taberna Way. This also is to include a detailed statement of work to be done, including power washing the unit prior to painting, caulking all mortar joints where needed and replacement of any soffits. He also will pick out a power washer and we will then advise the homeowners of One Taberna Way about this.
- **Jessica** will drive by the home on Taberna Circle with the excessive mulch. She also will get in touch with Bill Cheeseman regarding the appeal of the fencing issue on Uster Court.
- **John** will get the correct email addresses for the Taberna Townes residents and forward them to Bart. John will also review ideas for Board continuity.

The next meeting is July 25, 2017 at 3 p.m.

Adjournment

Meeting was adjourned at 4:45 pm

Approved by the Board of Directors:

Submitted by: _____
Maryann Faulkner, Secretary

Approved by: _____
Bart Rovins, President

Date: _____

Date: _____