



March 2016
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
March 22, 2016

Board Members Attending

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

Committee Members Attending

Dick Turner, ACC Chair

CAS

Michelle Massarelli

Absent

Bill Durante, Asst treasurer

Call to Order

The meeting was called to order at 3:00 p.m. by Craig Baader, President.

Guest Presentation

Touchstone Golf representative Chris Robertson
Taberna Country Club GM Dave Unsicker

In an effort to reduce the footprint of the golf course acreage, the golf course has identified golf course property that could be converted into residential lots to place up for sale. These lots would fold in under the rest of the residential properties of Taberna and would be governed by the HOA covenants and bylaws. Approximately 15 lots have been tentatively identified. They will keep up to date on their progress with this proposal.

Conceptually, there was no opposition to the club going forward with this proposal.

Dick Turner mentioned that impervious surface and lot drainage are two important issues when considering a lot for conversion from golf course property to residential. The Army Corps of Engineers (Dept. of Environmental and Natural Resources) will need to be consulted as an important next step in this process.

Establish Quorum

Katie Shorter determined that a quorum was present. February 2016 minutes were approved.

Vice President's Report

There was a meeting held at the club with some realtors from Havelock. Apparently, there has been a rumor circulating that Taberna Country club is going under, so the realtors have not been bringing prospective buyers to Taberna. There were only 7 or 8 realtors present at the meeting. The purpose of the meeting was to provide correct information about Taberna Country Club's status for the realtors.

Treasurer's Report

- Bryan had to travel to Florida to be with his daughter and Bill was absent.
- All invoices are being sent to Bill at present for processing.

ACC

Dick reports 9 requests: one for a fence construction, one for a cart path installation, one roof replacement, 4 lots with tree removal requests, deck replacement and a patio installation.

Michelle at CAS would like Dick to take a look at a structure in question at [REDACTED]. There appears to be a dog kennel next to the house.

Building and Grounds Committee

- OTW meeting was held to invite the OTW residents to have access to all information regarding the drainage issues there and the proposed contractor's solutions to these issues. Three households were represented and those in attendance all agreed that the work does indeed need to be done to resolve the problems with the properties in the sub-association. No one present contested the cost; there were various ideas as to how to handle the costs, the simplest being a one-time assessment divided between the 16 homeowners. Bob Lande, the OTW chair, distributed a survey to the homeowners to gather feedback. Based on the input received at the meeting and our communication with the sub-association chair, the board agreed that spreading the assessment over the last 3 quarters of 2016 would be the most advisable funding approach.
- **Motion:** Bryan motioned to send out formal notification to OTW residents that the work is going to be done and an assessment will be levied, spread out over the remaining 3 quarters. Motion was unanimously passed. Perry will go ahead and have Reed (the contractor) start right away.
- There were some teenagers who were involved with some damage to Todd Denson Memorial Park. One of the teenagers drove a Mini Cooper over the pedestrian wooden bridge on the Taberna Circle side, and proceeded to tear up some of the grass with the car tires. The police were involved with Craig to try to resolve the matter with the teens and their parents. After considerable discussion it was determined that all three teens

are responsible for repairing the damage done to the grass. A workday of April 4 is assigned for all three of the teenagers to provide the labor to mulch the front entrance to the park and the pathways leading to the pavilion and playground. They will be supervised by board members.

- Some of the undeveloped lot owners have decided to pursue other contractors for maintenance of their lots, so Jim Young will no longer be servicing their lots.
- Some residents have approached Perry about drainage issues on their properties. Perry addressed each one individually and personally visited each property to assess the situations.
- Michelle at CAS would like someone to send her a schedule of the empty lot maintenance. Also, she noted that 201 Walden Ct. has been cut and trimmed and wondered if our contractors had done it (no one on the board knew of our contractors doing the work).

President's Report

- Craig reviewed the delinquencies and where each property stands with pursuing these.
- **Motion:** Katie motioned to pursue foreclosure on [REDACTED] Unanimously approved. Documentation has already been routed to full board for signatures.
- **Motion:** Katie motioned to pursue foreclosure on [REDACTED]. Unanimously approved. Craig will sign necessary paperwork to follow up on this.
- Delinquency report that has been generated of late (at Mark and Craig's request) delineating where exactly each delinquency is in the collection process is proving to be much more useful when trying to understand our next steps.
- CAS mentioned that the new reporting is also proving to be very useful for our attorney as well. John Stone maintains that this report is being generated as a special service to the Taberna HOA. Craig maintains that this report, at a very minimum, is fully necessary in order for any board to fully understand the delinquency collection processes and timelines. This will be identified as a requirement for future contracts.

Manager's Report

- Michelle has generated a new compliance report (for board members only) which shows the original date of observation, the status, date it was closed, whether it is going to hearing, etc. This gives the board more of an idea of each property violation and the timeline associated with each one.
- Michelle announced that, as of April 1, she is leaving CAS. Her replacement, Jessica Vest, is an experienced neighborhood manager.

Old Business

- Webmaster has arranged for Taberna print directory members to have access to the directory online. There will be a new pull down option on the Taberna HOA website for this feature. Every request will be vetted before access is granted. For billing concerns, he can pre-bill for each quarter for this additional work.
- Additional common area property maintenance agreement: The verbiage still needs to be adjusted and addressed. Craig will send out final versions when they are ready. Capitol Crossings are representing LYNX REO LLC, the actual owners of the club.

New Business

We have been asked to provide a 20-person team for Adopt a highway stretch between our entrance and further down Route 70. Craig will put a notice in the Tribune and send a Tabmail out to ask for volunteers. This happens four times a year.

We have received a request to buy a new canoe for our inventory. We have the reserves to do so.

Motion was made by Katie to replace the canoe, Bryan seconded it. Unanimously approved.

Action Items

Dick:

■ Check out ■

Craig

- Put a blurb in Taberna Tribune about the timelines/procedures/processes that must be followed regarding each violation observed by Taberna residents. We, as board members, are very sensitive and cognizant of any and all violations, especially serious ones visible to major roadways. However, we are not able to discuss any details regarding the violation; CAS takes this process out of our hands and these things take time.
- Coordinate with teenagers' parents and Reed for a work day at Todd Denson Memorial Park.
- Taberna Tribune article can include the directory being online for those whose names are in the printed directory. Directions are on the HOA website.

Perry

- Letter goes out to OTW about upcoming drainage work and fees
- Send a schedule to CAS of when the empty lots are maintained.

Katie

- Work with Taberna CC on a fall community yard sale.

The next meeting is April 26, 2016 at 3:00 p.m.

Adjournment:

Meeting adjourned at 5:05 p.m.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____