



**November 2016**  
**Minutes of Board of Directors Meeting**  
**Taberna Master Homeowners Association, Inc.**  
**November 29, 2016**

**Board Members Attending**

Craig Baader	President
John Scirica	Vice President
Debbie Walczak	Treasurer
Katie Shorter	Secretary
Bill Durante	Member at Large

**Committee Chairs Attending**

Bill Durante, B & G Committee Chair

**CAS**

Jessica

**Guests**

None

**Call to Order**

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

**Establish Quorum**

Katie Shorter determined that a quorum was present.

**Minutes Review/Approval**

The October 2016 minutes were approved with amendments made.

**Vice President's Report**

John and Craig met with Tim Tabak from Evans Mill regarding the new housing development at the end of Old Airport Road. Then they proceeded to the city meeting. The problems at present for us as neighbors are the roadway and the lack of safety placing that much traffic on that road, and, thus, through Taberna from Old Airport Road to Taberna's main entrance. The city also has some issues with the width of the roadway, lack of curbing, lack of drainage, etc., and will not move forward with approval until these issues are addressed. The HOA board, as well as all Tabernians, need to be vigilant with advocating for our residents in the progression of this development.

**Treasurer's Report**

- If late fees are going to continue to be assessed, and the residents are not paying them, then they need to be re-evaluated. Debbie suggested that each home owner gets ONE and only ONE chance at excusing their late fees for dues. After the resident uses their one "get out of jail free" card, they will no longer be excused of late fees. Katie asked

Jessica to look to see who is accruing late fees – nonresidents vs. residents. It may be worth it to post signs in Taberna in mid-January to remind residents to pay their dues by the end of the month.

### **Architectural Control Committee Report**

- No report submitted

### **Building and Grounds Committee**

- After the holidays, Bill will walk the Abbington Woods area and look at each fence, one by one to evaluate the need for replacement or even partial replacement/repair.

### **Manager's Report**

#### **Review of Delinquent Accounts**

- Thorough discussion of delinquencies was conducted and courses of action were reviewed.

#### **Old Business**

- Greg Wolfe of OTW has approached the board about changing/amending the rules regarding OTW's relationship/decision making parameters in relationship with the Master HOA. As of right now, Craig is deferring this discussion to the new board, as it will require some significant attention and potential legal fees on Wolfe's part, if he indeed wishes for the covenants to be reviewed outside of our purview. The board decided to table this issue for now. Craig and Jessica have both spent hours addressing Mr. Wolfe's concerns up to this point. In addition, the HOA Master board wishes to assess the OTW owner population as to where they stand on this issue.

### **Manager's Report**

- Jessica distributed the covenant compliance/violations summary, which indicates the number of violations sent out, what types of violations occurred (i.e. trash receptacles, yard maintenance, etc.) and percentage of those that have been resolved.
- Jessica wanted to discuss [REDACTED], who is already on a payment plan. The house desperately needs power washing and they have received violation notifications, the last of which indicated they would be referred to the adjudicatory committee. There is a December 19 meeting.
- [REDACTED] will also be referred to adjudicatory committee for the trailer issue.

### **President's Report**

- E.T. Mitchell, our alderman, announced that the Taberna entrance changes were approved (warning light and two-lane left turn onto 70 West), but it was delayed for 6 months due to unexpected expenses from Hurricane Matthew.

#### **New Business:**

- Two weeks ago, Chris Robertson from Touchstone, contacted Craig to see if he would set up a meeting with a few HOA board members and key golf groups to meet with two representatives from Capital Crossings, the property management company who optimizes properties and moves them (sells them). They are the ones who hired Touchstone a few years ago. The two gentlemen presented the situation as bluntly as they could: the investors have been losing their shirts on the club and will lose close to \$200,000 at the end of 2016, by their very rough estimates, if not more. They were sent here to New Bern to close down the course and club. However, once they arrived, toured the course, etc., they felt strongly that the course and the club have great promise and they could perhaps be turned around....with HOA involvement or at least very strong residential involvement/support. They were talking about monetary commitment on the part of Taberna's homeowners to keep the club afloat. Many, many golf course communities are structured so that the residents are providing support either when they purchase their homes or somehow through a direct fee payment. Weyerhaeuser never formatted our community in that way, so the HOA (homeowners) are in no way tied to the club or the financial support of the club. Now, when golf is fading, the number of memberships is dwindling and the club can no longer survive as is. After their time here and after speaking with many, many members and hearing many stories, they have a very clear idea of Touchstone's mismanagement. They acknowledge their responsibility in this, although these two men personally only became involved about 2 months ago.

Considerable board discussion ensued. What do we get for our (potential) financial support? How much are they talking about each homeowner contributing? Although many homeowners would have no trouble or issue with contributing a few hundred dollars a year to preserve home values, there are those who will not. There are no answers at this point, ranging from what the investors are/are not willing to do in return for HOA financial support to whether the HOA board can even be involved in facilitating any financial amount on the part of homeowners for the benefit of the club. The board reviewed all of the shortcomings of the current management of the club as well as summarized the many, many concerns regarding everything from food and beverage experiences to management failures to golf course condition deterioration to the condition of the club facilities. Mismanagement of the pool, lack of training of pool staff (or lack of pool staff altogether)...the list was exhaustive, but it was important that we communicate all of the community's concerns to Capital Crossings.

In order to clearly communicate their message as concisely as possible – to as many residents as possible – Capital Crossings was invited to speak at our annual membership meeting on Tuesday, December 6 at 7 p.m. The board will plan to have this meeting/presentation videotaped, so that ALL residents, near and far, can receive the same message and have the same information made available to them. It was stressed to the presenters that residents want clarity, transparency and “the bottom line”, and that we, as the HOA board, are in no position to represent their message in any way and therefore they need to be there. We are only doing our duty in making sure they have the furthest reach possible for their message so that all homeowners are able to make informed decisions about something that will most certainly affect their property values and standard of living here in Taberna. The board also stressed to them that we, as well

as most of the residents, are going to want to see the numbers...the books. There is a level of distrust of them already in place due to the mismanagement of the club by Touchstone.

Discussion was had about a possible "survey" so that residents would have an outlet for their concerns and input, as there simply will not be time at the meeting for everyone's input. Although a much more rigorous survey is needed, we will put together something very simple at this late date.

### **Action Items:**

#### **Baader:**

- Check on OTW way insurance policies.
- Craig take John around to show him perimeter areas which are under temporary HOA maintenance
- Compose a letter for community-wide distribution via Tabmail, door-to-door mailings and regular mail to all non-28562 owners.

#### **CAS:**

- Check to see the split between residents and non residents for accrual of late fees.
- Check to see what banks have the loan(s) on [REDACTED] and let them know that it needs to be maintained.
- Send 15-day foreclosure letters to Hargett and Humphrey.
- Do we have both a [REDACTED] Nutter and a Notter resident?
- What does it take to file a small claims court action here in NC?
- Send out a mailing to all non-28562 home owners that is the same letter that Katie and her boys will hand-deliver into mailboxes about the upcoming annual meeting content

#### **Bill:**

- Walk the Abbington Woods area to review fence work after holidays

#### **Katie**

- Hire a videographer for meeting
- Get together with John on making up a survey for annual meeting
- Deliver annual meeting notice announcement door-to-door
- Order signs about annual meeting, put them up in the neighborhood

#### **John**

- Notify the 2017 candidates that the 2017 board will be announced and that we will have a short meeting after the annual meeting, so we ask that they all attend.
- Get together with Craig on perimeter areas.
- Get together with Katie on the survey

### **Announcements**

The next meeting will be Tuesday, December 6 at 7 pm.

### **Adjournment**

The meeting was adjourned at 4:50p.m.

Approved by the Board of Directors:

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

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

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

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