



October 2016
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
October 25, 2016

Board Members Attending

Craig Baader	President
John Scirica	Vice President
Debbie Walczak	Treasurer
Katie Shorter	Secretary
Bill Durante	Asst Treasurer
	Acting B&G Chair

Committee Members Attending

Dick Turner, ACC Chair

CAS

Jessica Vest

Absent

Mark Faulkner, Asst Secretary

Call to Order

The meeting was called to order at 3:02 p.m. by Craig Baader, President.

Establish Quorum

Katie Shorter determined that a quorum was present.

Vice President's Report

- Reviewed list of candidates for the 2017 board: Mary Ann Faulkner, Bart Rovins, Dick Stern, Joseph Frangipane, Katie Shorter, Chip Hartzell
- Voting count is finished shortly after the annual meeting; results are then announced shortly thereafter.
- Jessica will send out ballots first week of November.

Treasurer's Report

- OTW Drainage project \$1062 has not yet been paid from two residents. These residents are now delinquent. There is \$838.50 still left in the allotment for the project, but the sod work invoice needs to be reviewed. If there is anything left over, this amount will carry over until next year in case drainage work needs to be further addressed in the spring.
- Vendors need to have the last of the invoices for 2016 in by December 20, 2016.

ACC

- Six requests: 2 tree removals, one enclosure for a screen porch, sidewalk replacement, fence installation.

Building and Grounds Committee

- Undeveloped lots have had their last cutting for 2016. Dates for next year were reviewed. If any attention is needed to the lots between the five designated dates, the board will address it at that time.
- Craig called Tarheel tree removal service who said they would take a look at the tree by the 7th hole and give us a quote for the tree removal and a separate quote for grinding the stump.
- There is an Abbington Woods fence in need of repair, which should be covered under their asset reserves. Dick commented that it was an HOA responsibility and not that of the home owner.
- Craig mentioned asking Taylor Downey for his recollection of the Abbington Woods fencing responsibility if the board had any questions.
- There is a recurring trailer on [REDACTED]. The board reiterates once again that if residents see a repeat violation in their area, especially areas that are not well-traversed, to please take a picture of the alleged covenant violation and send it to Jessica at CAS. CAS can only issue a violation report if she is aware of the violation. If she does not witness the violation during her twice-a-month inspection visits, she cannot issue the violation.
- Jim Young will start the tree trimming and maintenance of Taberna Landing as of Thursday, October 27, and it should be done by the weekend.

President's Report

- Craig is still researching the insurance issues at OTW.
- Craig said he is taking over the Crime Watch Committee starting 2017 since Sue McCarthy has stepped down. This committee appointment, as well as others, will be considered at the first meeting of the 2017 new board members after the annual membership meeting.

- Reviewed delinquent accounts [REDACTED] foreclosure is proceeding.

Manager's Report

- Jessica distributed compliance report for review.
- There has been a dispute between two residents [REDACTED] regarding some yard encroachment. Jessica has received phone calls but stresses that a private dispute such as this needs to be handled between the residents and has nothing to do with the HOA or CAS.

Old Business

Yard Sale

- First Community Yard Sale was a resounding success. The board members heard overwhelmingly positive feedback about it. The board and the club will look at doing it twice a year.
- Article will appear in Tribune summarizing the Community Yard Sale. Kelly charged \$10 per table. She had to rent tables from Country Aire and also pay additional staff to come in early for the sale, so Katie thinks there was no money made by the club on the event at all. She will look into this. For future sales, if there is any "profit", we would like to align with a charity such as First Tee to give them any proceeds.

New Business

Perimeter Contract:

- Did it produce the desired results and did it improve the aesthetics of the community? After considerable discussion, the 2017 board will need to review the perimeter areas in person, in detail, with the new club management so that the club's grounds personnel understand where their areas of responsibility are. Loomis is willing to continue the contract for next year, except the HOA will have to cover the price of any pine straw that needs to be laid in these areas.
- John would like to see the community get something in return for us taking over these areas of maintenance for the club in the way of tree replacement along Taberna Way in front of the tennis courts by the street. There are a few of the trees that have died and there are gaps now, which will only become more apparent as they grow. John is asking that the club fix this.

- The board wishes to continue with this perimeter area contract, realizing that the board can cancel with two weeks' notice at any time.

Club News

- Craig reviewed the new management at the club, hopefully good changes; the next few weeks will be critical.

One Taberna Way

- OTW Subcommittee has been dissolved after everyone previously on the committee has resigned.

Road issues

- Craig briefed the board on progress on flashing lights on Route 70 at the Taberna intersection and the possibility of changing the outgoing lanes into two, left-hand turn lanes for the morning outgoing traffic flow. The board reinforced that constant flashing yellow lights are NOT what is needed; rather, flashing lights that are activated when the route 70 light is about to turn red.

Budget Review

- 2017 budget was reviewed and discussed.
- Addition of around \$250 for the community yard sale would be prudent.
- Directories will be printed at no cost this year.
- There are some increases in sub association dues to compensate for the increase in lawn care costs. For OTW, the dues are also being increased to start building their reserves, at their advisement and following the reserves review that was conducted by OTW resident Greg Wolfe.
- **Motion to approve the minutes was made by Debbie and motion was unanimously approved.**

Taberna Community Solicitation

- Solicitation issue in the community. Considerable discussion ensued. These recent occurrences have not arisen like this for about two years. This is not a regular occurrence plaguing the neighborhood on a regular basis from home-to-home. The board will continue to monitor this issue but, at this time, no signage will be pursued.

Use of Todd Denson Park Request

- Randy Nutter (Taberna resident) requested April 17, 2017 use of Todd Denson Memorial Park for Pediatric Cancer Fund Raising walk. His request was approved.

Action Items

Craig

- Follow up with OTW about insurance.
- Craig will approach Chris about planting some more new trees along the road in front of the tennis courts to even out the appearance.
- Craig will take John around to show him the perimeter areas to clarify areas of responsibility.

Bill

- let vendors know about December 20th deadline

Katie

- Get Bill Raper's info to Bill Durante for the B & G Committee
- Get contract from school for Dec 6 meeting at 7 p.m.

All

- Take a drive down [REDACTED] at some point in the next month to see if there is a trailer in violation there. If so, report it to CAS.

The next meeting is November 29, 2016 at 3 p.m.

Adjournment:

Meeting adjourned at 4:53 p.m.

Approved by the Board of Directors:

Submitted by: _____
Katie Shorter, Secretary

Approved by: _____
Craig Baader, President

Date: _____

Date: _____

