



**October 2017
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
October 30, 2017**

Board Members Attending

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

Jennifer Sallee, CAS

Absent: Dick Stern

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 it was a quiet month. There were five change requests that were approved. One was for an in ground pool on Brugg Court, one to enclose an existing screened in porch, one to replace the acrylic block bathroom windows with a regular window, and two tree removals. Dick was challenged to put a statement together to be published with the annual minutes for two new rules:

1. Power washing of the driveway to maintain community appearance standards.
2. Maintain outward appearance of mail boxes, including the visibility of street address numbers.

These will go into effect January 1, 2018 after these are included with the Annual Meeting Packet.

Bill made a motion to adopt this Board rule; Katie seconded it. Motion carried.

Building and Grounds: Bill Durante informed us that Building 1 of One Taberna was recently power washed and painted. He received a call from the homeowner who was very happy with the job done by David Sawyer. Jennifer has the bill for this. Building 2 will begin this coming Wednesday, November 1st. Bill drove through the neighborhood and revisited the bushes on Emmen Road that had died near the fence line bordering Sellhorn. Bill feels this should be done at the same time that the hole across the street is repaired. Bart will call Mrs. Garza regarding this issue.

There is still a lot of work that needs to be done on the berm between Biel Lane and Valais Court. John Reed has been working on this. There was much discussion and it was decided that we will wait until January to pursue this further with the landscaper.

John Reed spoke with Bill and complained that the water was shut off at the entrance to Taberna by the City of New Bern. He had recent plantings and was concerned that they may not survive. Bill has left numerous voice mails to the City Water Department but to date has not received a return call. John has hand watered these at this time. Water will be turned on again in April of 2018. Katie has a contact there and will forward this phone number to Bill.

Taberna Townes Maintenance Issues: Bill walked around the four buildings and have noticed the cracking of the stucco that is over the cinderblock on the bottom of a few buildings. Katie mentioned that there was a contractor there today who was preparing a quote for First South Bank. This will be discussed further at our November meeting.

Replacement of trees on Taberna Way near the tennis courts was discussed. Katie advised that there is no money available for this from the Country Club at this time.

2018-2019 Landscape RFP Review: Bart expressed his appreciation and thanks to Bill, Joe and CAS for their hard work and dedication in the bidding process for the landscaping budget. We are forecasted to save money in this area in the coming year. The 2018-2019 Landscape RFQ review spreadsheet was discussed in detail. A few new vendors were also considered. [REDACTED]. He does however have a satellite office in [REDACTED]. Bill and he rode around for a few hours to evaluate what is needed. If he is selected, a crew from that office will come in and take care of our requirements. After discussion and explanation of the quotes, the following has been decided:

- **Abbington Woods:** We will go with [REDACTED] on this. Bill will call them tonight and get landscape contract references of places he does currently, so we can get a good feel for this decision. Based on that, the Board tentatively are recommending [REDACTED] for Abbington Woods pending the references.
- **Boleyn Creek:** The [REDACTED] in the past and the work they perform. Their quote is in the ballpark. The Board recommends that we remain with [REDACTED] for Boleyn Creek.

- **One Taberna Way:** They are very pleased with [REDACTED] and the recommendation is that we continue with them.
- **Taberna Landing:** There is a small area that needs to be serviced. Areas include pruning of the Bradford pears, bush hogging, grass maintenance and weeds on both sides. [REDACTED] [REDACTED] has done that for the past few years and has done a very good job. We will stay with Jim Young for Taberna Landing.
- **Taberna Townes:** As they are a new community in our HOA, we will continue with [REDACTED] on this.
- **Taberna Master HOA:** [REDACTED] and [REDACTED] have bid on this contract. We went over the areas to be included in detail. A copy of this spreadsheet is enclosed with the minutes. Parker has come in approximately [REDACTED] below [REDACTED] proposal. [REDACTED] has also agreed to do the seasonal change outs as well. We are going to send him our RFP and await his signature and agreement to our needs. There was much discussion and it has been decided that we will go with [REDACTED]. Bill will meet again with [REDACTED] just to reiterate what we expect from him so he understands what the RFQ encompasses. Jessica has worked with him in the past and has positive comments concerning him.

Bart motioned that the Board accept the 2018-2019 landscape contracts as proposed with the caveat of additional due diligence around [REDACTED] and [REDACTED]. Bill will contact [REDACTED] for references and Jennifer will email Parker on the contracts. If there are red flags around either of those proposals, we will revisit this. Maryann seconded. Motion was unanimous.

Adjudicatory Committee: Bart stated that one month ago on September 28th, the hearing took place for [REDACTED]. He was found in violation and within a few days of his receipt of the letter, the boat and trailer were removed from behind the house and the driveway.

Vice President's Report

Nothing to report.

Treasurer's Report

Budget Update and Finance: Joe mentioned that we are on budget for the four sub communities and the Taberna Master. We have no records for Taberna Townes yet. Jennifer stated that all dues have been paid up until this date. Jennifer will update Joe with this information.

Joe has stated that Abbington Woods, Boleyn Creek and Taberna Landing reserves can be maintained based on the landscaping budget. One Taberna Way has determined what they

want done and he will be meeting with Tom Love regarding the supplemental dues. The budget for Taberna Townes was discussed with Jazz.

All is in line with the Master HOA with the landscaping cost. We will set aside a community event to celebrate the 20th year and have a Naturpark event sometime next year. This will be put in the budget. Katie proposed that perhaps the Club could be a possible venue.

Bart has indicated that some improvements and repairs to the Naturpark need to be made. This needs to be worked into the budget. He also mentioned a canoe/kayak launch may be needed.

Joe will be prepared to speak at the meeting and advise the homeowners that the Board has been extremely fiscally responsible this past year.

Drop Box Update: Joe has set up the sync file with Google Drive. He is still working on it. As soon as he pares it down, he will advise us.

Manager's Report

Dues Payment: Jennifer will email the information to Joe tomorrow regarding the payment of dues. Katie from CAS has been on vacation and this report is not yet available.

Board Candidate Update: We have seven candidates and biographies have been received. We are getting it on the ballot. She is waiting for all components to get the packet together. She is hoping to have the mailing out early next week. She needs to give the CAS corporate office a three or four-day window to get it all put together and mailed out. Return date is November 30th.

President's Comments

Taberna Townes issues have been discussed and tabled for the next Board meeting in November.

Bart has also advised us that we only need to keep records for seven years. We will have a purging party after the first of the year. Discussion was had regarding shredding of the unnecessary documents.

Old Business

One Taberna Way – [REDACTED]: The certified letter was sent out by Jessica before she left CAS. It came back a month later as a bad address. All of the pine straw grew into the rain gutters and now there are plants growing out of those gutters. Bart suggested that we get a handyman to take care of this and then bill the estate of the homeowner. Bill suggested that David Sawyer take care of this, as he is painting in One Taberna Way. Jennifer will speak with Katie at CAS and see what Bonnie Braudway (Attorney) would say about this.

Taberna Townes: We have been contacted by the bank and/or survey firm. The bank is trying to take steps to sell the development. There was an impediment from the City of New Bern concerning the right of way issues on Battlefield Trail. They had resurveyed it, consistent with alternative plat originally done by Mitchell Brydge, which relocated the main entrance to the front side of Battlefield Trail. This could possibly effect the run off system. Bart got an email last Friday that said that through negotiations with the railroad, they believe they have worked out an arrangement where they would be granted a license for the use of Battlefield Trail which is fine. Bart inquired if this would allow the City of New Bern to take over that road. The person at the bank said he didn't think so, but said he would look into it.

New Business

Annual meeting update: The meeting is scheduled for December 12th at 7:00 pm at Creekside Elementary. After the meeting is adjourned, the new members will then convene with a meeting and officers will be elected at that time. The old Board members will meet with them for the transition.

Katie presented a visual aid with Board information to us. The idea is that we are rotating officers balancing each other out, every other year. A member can serve two two-year positions on the Board. Bart has stated that the candidate with the fifth most votes will get the one-year position.

Bart has spoken with Bobby Aster, our recently elected Alderman. He is unable to attend our Annual Meeting on December 12th, as he has an Alderman meeting at that same time. Our two priorities are Old Airport Road heading into the new development, and Police presence based on the new I-42 interchange work which may affect response time.

Bart has indicated that this is the 20th Annual Meeting of the HOA Board. Discussion was had regarding acknowledging the previous Board Members and thanking them for their service.

Bart has requested that the current Board members advise him of any accomplishments and issues that we have faced during the year so he can speak of these topics at the meeting.

Action Items:

- **Bart:** Will contact the [REDACTED]. Will also send Tabmail out to past Board members asking them to attend the meeting on December 12th.
- **Jennifer:** Will contact [REDACTED] regarding our contract and get some references for review.
- **Bill:** Will get in touch with [REDACTED] and get some references for our review.
- **Maryann:** Will contact Jill Sherrill at Creekside and request a table with eight chairs for the Board members for the Annual Meeting. We also need two sign in tables. She also will speak with Jill about the check needed for the rental fee and will send check request form as soon as she is advised of the fee requested.

- **Katie:** Will get in touch with Bill and advise him of the telephone number for New Bern Water. She also will work up a party concept for the 20th Anniversary of Taberna and advise us of the estimate at our November 28th meeting.

The next meeting is Tuesday, November 28th, 2017 at 3 p.m.

Adjournment

Meeting was adjourned at 4:37 pm

Approved by the Board of Directors:

Submitted by: _____
Maryann Faulkner, Secretary

Approved by: _____
Bart Rovins, President

Date: _____

Date: _____