



**2017 Taberna Annual Homeowners Association Meeting  
Minutes of Board of Directors Meeting  
Tuesday, December 12, 2017 at 7 PM  
Creekside Elementary School**

**Call to Order**

The meeting was called to order at 7:00 p.m. by Bart Rovins, President.

**Establish Quorum**

Maryann Faulkner determined that a quorum was present.

The meeting was opened with the Pledge of Allegiance.

**Introduction of Current and Retiring Board Members**

Bart Rovins, President (continuing)  
John Scirica, Vice President (retiring)  
Joseph Frangipane, Treasurer (continuing)  
Maryann Faulkner, Secretary (retiring)  
Dick Stern, Asst. Treasurer (retiring)  
Katie Shorter, Asst. Secretary (retiring)  
Bill Durante, At Large & Building and Grounds (retiring)  
Jennifer Sallee, Community Manager, CAS

**Approval of 2016 Annual Meeting Minutes**

David Skaggs motioned to approve the 2016 minutes; Bruce Gemmill seconded it. Motion passed.

**Treasurer's Report for 2017 and 2018 Budget**

Joseph Frangipane, Treasurer, reviewed the Financial Results.

- 2017 Budget Forecast based upon the Actuals to date, for the Master HOA and Sub-communities, are on track.
- Incorporation of Taberna Townes into the HOA was accomplished without financial impact.
- Reserves continue to be reviewed against the HOA Assets' yearly requirements; 2017 and planned 2018 contributions are adequate.

- Receivables have been maintained at a manageable level; delinquency is slightly more than two-percent across the HOA. 57% of the amount in arrears is coming from four properties.
- 2017 finds the HOA financially sound.
- 2018 Budget has been approved by the HOA Board without an increase in the yearly dues.
- 2018 Supplemental Dues for the Sub-communities remain at the 2017 level. One Taberna Way being the exception with OTW's Financial Committee approval.
- Landscaping Contracts for 2018 and 2019 were awarded after HOA Board approval; no increases in 2018's dues being required.
- The HOA ceased the maintenance of portions of the Taberna Country Club perimeter in 2017, the \$10 increase of the TM dues in 2016 continues; it is being used to cover the increased Landscaping and Directory Costs.
- A copy of the detailed Budget is enclosed with the minutes.

### **President's Summary of 2017**

Bart expressed his personal gratitude and gratitude of the community to the members leaving the Board on December 31, 2017: Katie, Bill, John, Maryann, and Dick. Bart stated that the Board had worked through some thorny issues this year and they have done a great job.

Bart discussed the issues with the covenants, Taberna Country Club and other items that the Board had to deal with during the past year. Knowing we would have to bid the equivalent of about \$230,000 in landscaping contracts this year, we put into place a Code of Ethics and Formal Conflict of Interest Policy for the HOA Board. It is a requirement of each Board member to sign off on those documents and if hypothetically a Member does have a conflict, it does not preclude them from being on the Board. The key point is disclosure of that conflict so that others can make the decision as to whether there is a conflict or not. If there is a conflict, the person can still be on the Board; however, they would have to recuse themselves from any discussions and decisions around the conflict. These documents are on the Website for review. As the contracts were reviewed, we ended up selecting one new bidder this year.

There have also been some improvements from the City of New Bern. These include the front entrance, repaving, new sidewalks along Taberna Way and Taberna Circle as well as the Neuchatel Area.

Taberna Townes will continue to present challenges to the residents and to the owners. The developer went out of business in 2012 and signed the property over to First South Bank.

According to the covenants, if Taberna Townes was to be built out today the residents would be responsible for the streets, storm water system and some other infrastructure within that community. With four owners there now, clearly it is not feasible to have that burden placed on four dues-paying owners. We have agreed informally with the Bank that the HOA would take responsibility and integrate the current structure into the HOA, put in place the supplemental dues, and Master dues that goes with ownership and maintain a status quo for everything else. The Bank and any future developer will be responsible for any other infrastructure as of this date. The bank is trying to sell the remaining lots to a developer. In the event of a new developer, there may be opportunities to sit down and have a lengthy discussion around renegotiating the Taberna Townes Covenants, so they fit the situation and benefit the owners as well as the developer.

The One Taberna Way Sub Association has consumed a fair amount of Board time as there was not equal understanding between what their Sub Association pays for and what the owners pay for. With the help of John Scirica and Dick Stern, a written document was created, and we now have a clear understanding as to where money will come for and for what for that Sub Association. A new Budget Committee went in place this year; they worked with Joe Frangipane.

We worked with Jennifer Sallee from CAS to bring her on Board.

There were two Adjudicatory Hearings over various covenant issues. One went to hearing and that panel worked with the owner to bring them into compliance. Problem has been resolved. The other owner was a no-show and has since remediated the issue involved.

In the year ahead, we will finish Cloud storage and we will clean up the HOA files and records.

Bart stated that the HOA gets audited and consistently gets a clean bill of health. There is a comment from the auditors encouraging us to validate the assumptions around the reserves. We are comfortable with the reserves of the various sub associations. In 2018, the body of work to be done is to review the assets that are within the Master Association. Bart has challenged our new Building and Grounds person and Mark Eckert (and also called for volunteers) to validate our assumptions around those assets. This may involve walking around Taberna, and deciding whether it is a repair vs. replacement to get comfortable with our assumptions around the reserves. Joe has stated that amount of money that comes out of the common dues is only about 5% going toward the reserves.

Bart also stated there is a problem with real-time community-wide communication. It has been a challenge for the Board to get out timely information. We had no good way to do that. Only 516 homes are on Tabmail, and the Journal comes out once a month approximately three weeks after he writes his letter. There is a lag involved. We have been talking about trying to get a community email list and Bart has encouraged everyone to update their information to the Board.

Bart mentioned that we have missed our 20<sup>th</sup> Anniversary as a community. Money has been put into the budget to work on our sense of community in addition to Dick's work on Taberna Cares, and to have some type of community wide event or events to try and see if there is more interest in enhancing a sense of community in Taberna. This will be determined in the future.

Bart stated the Board will work very hard to keep the community aware of all the changes being driven by the US70 and I42 corridor. We are talking with our new Alderman, Bobby Aster, to understand that and will advise the homeowners accordingly.

The Old Airport Road project is moving forward. Bobby Aster is personally interested and vested to ensure that this project proceeds. We will also see what happens with County Line Road. There may be another future development in that area.

Bart mentioned that he has exchanged emails with the City regarding Ticino Road to fix the flooding that occurs during heavy rains. He will keep the community informed.

Bart also suggested that as homeowners we pay attention to our personal assets such as mailboxes, driveways, etc. CAS will remind people if these things need repair.

Driveways and house power washing also need to be maintained by the homeowners. The beauty of covenants is that there is a standard that it set with the Board charged to meet that standard.

#### **Announcement of Election Results for 2018-2019 Term**

Bart introduced the following new Board members to the audience: Dick Stern, Jennifer Toler, Gordy Barnes, Karen Mattingly and Jazz Woodward. Officers will be elected at the end of the meeting and will be announced in the Tribune.

#### **Open Forum (Q&A)**

The following questions were asked:

Bob Suva, 108 Jura Court questioned the maintenance of the driveways. He wanted to know if it included the curb area. It does. It also includes responsibility for the weeds.

Ellen Watson, 110 Arbon Lane wanted Bart to thank Suzanne and Bob Suva for putting the Christmas decorations on all the bridges. Bart had sent an email out stating this and he also thanked the Suvas in person at the meeting.

Tim McLearn, 207 Mellen Road asked two questions regarding the reserve balances. He wanted to know how much was in the reserves. He was advised it was \$167,000 and \$75,000 in the emergency fund.

John Serumgard, 112 Sursee Court pointed out that the emergency fund was supposed to be kept at \$50,000. Bart said we will research this and take it under advisement. John said the

\$50,000 was a figure instituted prior to 2011. This will be reviewed this year to see if this is adequate as this may be out of date now.

Joe Buss, Nyon Court questioned why some HOA fees are \$290 and some are \$315. Joe stated that there is an additional \$25 charge for homes on a pond or homes on Taberna Landings for maintenance of those areas.

Gwen Heinz, 109 Nyon Road and 404 Mellen Court asked a question about the US70 corridor and the potential widening of the road. Bart suggested she go to the web and google the US70 NC corridor and see what is explained. There are two proposals for I42: one will either end at our stop light or end at Carolina Colours. We don't have the facts yet. Question was also asked about sound barriers being put in. There is no definitive information out there yet. Katie suggested that the public is invited to the Economic Development Meetings. There are notices in the paper and that is where all plans are discussed and the DOT is also present. Bart has suggested that if anyone has any concern, they should also communicate with Bobby Aster.

Dick Miller, 113 Ticino Road asked about the flooding issue on Ticino Rd. One of the problems he indicated is there are a lot of pine trees between hole 7 and hole 8. He has only seen a street sweeper two times. He suggested that they increase the frequency of cleaning as the pine needles are shedding and blocking the drains which cause the flooding.

Bob Suva, 108 Jura Court added to Katie's comment regarding the limited access road being developed for through traffic. He said he feels this is the time to get involved in the process. He also suggested that going to the meeting is the way to ensure our satisfaction with the process and how it works so that this is done in our best interests. Bart stated we have great relations with the neighboring HOAs and we will all share our concerns. Bart will share the numbers from the Traffic Study and get this information out on Tabmail. There are over 7,000 cars over the course of a week that come on Airport Road and turn right through Taberna. Traffic flow in this area is a challenge and getting the City to spend money until the I42 issue is resolved is difficult.

Gary Staley, 103 Arbon Lane asked if Airport Road was a State or Country Road. Old Airport Road is a mixture of City and County.

Dick Stern asked for a round of applause in support for Bart Rovins' work and dedication to the community as President of the HOA. Katie also cited his diligence and his clear thinking which has been refreshing. She feels he is THE Advocate for Taberna.

**The next Annual meeting is Tuesday, December 4, 2018 at 7 PM.**

### **Adjournment**

John Serumgard motioned for adjournment; John Scirica seconded it. Meeting was adjourned at 7:45 PM.

Approved by the Board of Directors:

Submitted by: Maryann Faulkner  
Maryann Faulkner, Secretary

Approved by: Bart Rovins  
Bart Rovins, President

Date: January 20, 2018

Date: 1/23/18