



March 2017
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
March 28, 2017

Board Members Attending

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

Absent

Jessica Vest, CAS

Call to Order

The meeting was called to order at 3:06 p.m. by Bart Rovins, President.

Establish Quorum

Maryann Faulkner determined that a quorum was present.

Minutes were approved of the HOA Board Meeting of February 28, 2017 and Meeting of January 24, 2017.

Committee Reports

Architectural Control: Dick Turner advised us that he had eleven change requests in the past two months. Seven were for tree removals, one for fence installation, one for expansion to a driveway pad, one to enclose an existing screen porch, one for patio expansion and construction of pergola. There is also one home under construction on Nyon Court.

Adjudicatory Committee met regarding the noncompliant fence issue on [REDACTED]. They reviewed the information Dick provided and sent their second letter to the homeowner stating that there needed to be compliance or there would be fines attached. Subsequently, the homeowner reached out to Bill Cheesman and they are getting quotes from a contractor. If there is no progress, Bill Cheesman will issue third letter, and schedule a hearing with the homeowner and Committee.

Building and Grounds: Bill Durante met with the contractors regarding Abbington Woods. All posts and sticks that need to be repaired or replaced were marked. In addition, they will fix some of the boards at Todd Denson Park. Next week Bill will continue with repairing the fences at Abbington Woods. Painting estimates were sent to all Board members. These contractors will be painting One Taberna Way. Bill and the contractors picked the two buildings that had

the most paint chipped and peeled, needed the most repair, etc. and that is why buildings one and eight were chosen. Given our approval, they will start within the next three weeks to power wash and paint. If we don't, guarantee the work, they will charge us \$1.55 a square foot, vs. \$1.50.

Dick Turner cited the covenants of One Taberna Way which stated that the association shall have no responsibility to maintain the interior of any covered and enclosed area. External eaves shall be maintained by power washing. The painters want the furniture to be removed/protected by the homeowner. The name of the contractor is David Sawyer. He will provide all his documentation to Jessica, i.e. Workers Compensation insurance, license and certificate of insurance before starting any work. Communication to the homeowners involved and Bob Lande will be taken care of by Dick Stern.

Joe went over the One Taberna Way reserve study and reordered the painting where we are doing two buildings a year, for the next four years. He has reordered the other six buildings on the basis of painting them in the next four years. There is roughly [REDACTED] per-year for painting with increases yearly as needed. There was much discussion regarding the timeline of the painting, roofing, and other maintenance issues.

Vice President's Report

Nothing to report.

Treasurer's Report

We went over delinquent accounts. In February we wrote off fines, violations and late fees in the amount of \$6,600.

Reserve study for the Master Association shows the assets, original date asset went into place, original cost was the cost when asset was done, which may be different today. Estimate life cycle is also listed and is broken down into reserve and maintenance asset. Question was raised if we take an asset that went in place in 2001 and if it has a 17-year life cycle, is it needed in 2017 or 2018. It may not be. Maintenance may be the way to go.

Manager's Report

Jessica was absent from the meeting.

President's Comments

We discussed the letter sent from Lynx REO regarding the status of Taberna Country Club. Ken Costanzo has taken over the role as General Manager of the Club and will be onsite the week of April 10th. John DeMatteo will transition to his previous role as Superintendent of the course.

The possibility of a mid-month update was discussed. No decision was made at this time.

Old Business

Taberna Townes

Lengthy discussion was had regarding Taberna Townes and we reviewed Bonnie Braudway's information regarding them. As of January 2014, the HOA is responsible for any past reserve that needs to be built up, per Joe. Bart brought up the point as to whether First South Bank (FSB) is a developer or third party. There are consequences to that. If they are a developer, they don't owe us any money under the covenants. Bonnie stated that the bank is not acting like a developer; but they have it for sale to developers. If we treat them as a third party, from our perspective that triggers liability yet to be determined for master and supplemental dues. It also triggers us to potentially ending up with the common areas and opens the door as to who owns the storm water system. Per Bonnie, we should try to leave that alone for now. To that end she and Bart will continue to pursue understanding the storm water, get the permitting, etc. Bart was told by the City that the permit is not transferable. The developer who got the permit is no longer involved. We don't know with legal certainty who owns the area. In the future, we may need to make a Board decision as to whether or not we need to bill the bank.

John questioned whether or not Bonnie could approach the bank and set up a contract that would be beneficial to us and the bank. We would waive the money owed for past dues. In lieu of that, they would accept responsibility for the roads, storm drains, and for the maintenance of the common areas. That would also alleviate us having to charge huge supplementary dues to the three homeowners already residing there.

Property dispute regarding Battlefield Trail was also discussed. It goes back to a law that the state granted by statute to the railroad sometime in the 1800s - a certain number of feet left and right of the track. Dispute is as to whether it is 50 or 100 feet. If it is 100 feet, Battlefield Trail is in the right of way for easement. According to Bart, the railroad is okay with Battlefield Trail at this point. However, title is not clear to that land.

All information regarding the reserve study has been shared with the Board. The proposal from the engineering firm of Giles Criterium is for reserve study of Taberna Townes' assets of the existing buildings, Battlefield Trail and Colonel Bergwyn Drive. They are not chartered to look at the storm water system. They are looking at the painting, sidewalks, roofing, driveways, walkways, steps and fences. Once they are finished with their study, we will end up with two figures; what the reserve balance should be, and what we will actually charge the homeowners. Katie motioned that the HOA Board incur the cost of engaging the engineering firm to do a reserve study on Taberna Townes. Study is approximately \$1,800. Bart is authorized to sign the contract. Motion was seconded by John and Bill. Joe will have Jessica establish a cost line item for this. He also questioned who we charge for the survey as well as Bonnie's legal fees. All should be charged to Taberna Townes. Motion Board passed unanimously.

Once the contract is executed, they will begin the site inspection within two-to-four weeks. The total project should require no more than four to eight weeks to complete.

John and Katie will meet with the homeowners and let them know about the dues, and advise them that there will be people around the area doing the inspection. Listing agent will also be advised.

New Business

Dick presented his report on One Taberna Way. A copy of this is attached to the minutes. Bart has suggested that Dick and John meet with [REDACTED] and work out any issues. They will bring that to the Board with any recommendation after the meeting. Joe will send budget actuals containing monthly report and year ending 2016 figures to [REDACTED]. Dick spoke about the solar tubes in two of the One Taberna Way homes. They have been installed by the homeowners and they are the owners' responsibility. Vent caps were part of the original construction and should be part of the OTW budget. The painting schedule has been adjusted to the inspection.

Landscaping at One Taberna Way is done by Loomis. The area between Taberna Way and OTW is part of the common area. RFQs will be sent out by Jessica.

Dick and John will meet with [REDACTED] to review the findings on One Taberna Way.

Bart made a motion to add Tara Hughes and Michael Miller to the Adjudicatory panel. Maryann seconded. Motion passed unanimously. Katie will let website and Tom Watson know about committee changes.

Bart stated he would like to develop a strategic two-year plan for any future Board members such as long-term goals, what we would like to see happen in the next two years such as programs, activities or any improvements needed, etc. We as a Board will think about this and email this information to Bart. This will set up future Boards for success. Bart will get in touch with Jessica regarding the framework of this.

The Taberna Directory 2017 still has not been distributed. Katie has followed up on this and has been assured that this will be sent to us shortly.

Action Items

- **Bart** will get the names of the Taberna Townes owners to John and will contact Jessica regarding the framework of strategic planning.
- **Joe** will send budget actuals for OTW to Bob Lande containing monthly reports and year ending 2016 figures.
- **Bill** will check with David Sawyer regarding whether or not he is licensed and bonded and has the appropriate insurance needed to be a vendor in Taberna.
- **Dick** will update his OTW report with latest information and he and John will meet with Bob Lande to review the findings and decisions.

- **John** will meet with Dick and Bob Lande to review the findings/decisions on OTW. Also, he and Katie will meet with the Taberna Townes residents and welcome them to Taberna.
- **Katie** will advise THOA Website and Tom Watson regarding recent committee changes. Also, she and John will meet with the Taberna Townes residents and welcome them to Taberna.
- **All Board members** will think about what items we would like to see happen in the next two years, such as programs, activities, improvements, etc.

The next meeting is April 25, 2017 at 3 p.m.

Adjournment:

Meeting was adjourned at 5:12 pm

Approved by the Board of Directors:

Submitted by: _____
Maryann Faulkner, Secretary

Approved by: _____
Bart Rovins, President

Date: _____

Date: _____