



**February 2018
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
February 27, 2018**

Board Members Attending

Bart Rovins, President
Dick Stern, Vice President
Joseph Frangipane, Treasurer
Karen Mattingly, Secretary
Jennifer Toler, Assistant Secretary
Jazz Woodward, Assistant Treasurer
Gordy Barnes, At large & Building & Grounds Chair

Also present were:

Dick Turner, ACC Committee Chair
Katie Kandl, CAS Property Manager

The February meeting of Taberna Master Homeowners Association Board of Directors was called to order by President Rovins on February 27, 2018 at the Board Office with all members present.

Architectural Review Committee

Dick Turner report Committee activity included:

- 2 tree removal requests.
- Front set back variance change.
- Replace and paint shutters.
- Expanding master bed.
- 2 construction permits.

Building and Grounds

- Allow mail box numbering options to meet 911 standards. Will keep current guidelines.
- Approved painting of all stop sign posts.
- 110 Sursee Ct. - Resident to be informed not to plant tree in shrub hole on Emmen Rd.
- Approved \$1,200 for dog waste trash can pick ups by Down to Earth.

- Approved painting of shutters at 129 & 131 St. Gallen Court, not to be done as part of building repainting.
- Taberna Townes foundation repairs deferred until end of year.
- Taberna Townes roof repairs deferred until April.

2018 Crime Watch Committee – Bob Donnelly named Chair.

Treasurer's Report - See attached.

- Motion made and approved to carry forward Emergency Fund balance; 2017 monies remaining for future use.
- Review of aging accounts. Taberna Master, dues not paid.
- Motion made and approved to shred outdated files.
- Discussion of HOA sponsoring Taberna directory. Directory cost, will need someone to sell advertising space.

CAS Manager's Report

- 131 Walden Road - Authorized HOA attorney to move forward to set hearing for foreclosure
- Violation report. 132 violations since January 1, 2018, 85 closed, 47 open.

HOA Website

Website access. Motion made and approved to require login to view posted financials and minutes.

Action Items

- Secretary to develop a two-year calendar of key HOA events to include such things as the start of the budgeting process, meeting dates, Night Out, etc.
- Secretary to contact Club Manager concerning a 20th Anniversary Party, perhaps in June. Again, Club to host, HOA to sponsor. There is \$5,000 in the budget for this event.
- Secretary to contact Creekside Elementary concerning 2018 annual meeting.

Motion Passed to enter Executive Session for Legal Matters

Summary of Executive Session for Legal Matter

Taberna Townes and Battlefield Trail

The President reviewed the February 27th letter from Bonnie Braudway, HOA's attorney, concerning the HOA's possible response to First South Bank's request to the HOA to sign the proposed License and Amended Covenants. There were four possible options for the HOA:

- Option 1. Refuse to sign, do nothing, leave Taberna Townes undeveloped, and legal use of Battlefield Trail unresolved. The Board elected to eliminate this option.
- Option 2. Sign the License and Amended Covenants as presented; HOA to be responsible for locating road and utilities if required. Get Railroad to grant permanent easement for utilities.
- Option 3. Sign the License and amendment covenants; but require bank and/or developer to be responsible for the cost of relocating the road or indemnify the HOA.
- Option 4. Bank and/or developer to relocate entrance off Battlefield Trail prior to finishing Taberna Townes.

After discussion of the pros and cons, the HOA authorized the President to convey to the HOA's Attorney that it our preferred course of action is Option 4.

The next meeting is March 27, 2018 at 3 p.m.

Motion to Adjourn moved and approved. Meeting was adjourned at 5:30 pm

Approved by the Board of Directors:

Submitted by: Karen Mattingly Approved by: Bart Rovins
Karen Mattingly, Secretary Bart Rovins, President

Date: 2/27/18 Date: 2/27/18