



April 2018
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
April 24, 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
Mark Eckert, B&G Committee
Sue Gordon, Taberna Clean Sweep Committee
Katie Kandl, CAS Property Manager

The April meeting of Taberna Master Homeowners Association Board of Directors was called to order by President Rovins on April 24, 2018 at the Board Office with all members present.

Architectural Review Committee

Dick Turner report Committee activity included:

- 2 tree removal requests.
- 3 enclosed screen porches.
- 1 deck replacement
- 1 roof replacement.
- 1 fence construction.
- 1 construction permit.

Building and Grounds

- 18 Wax Myrtle replacements. Motion made and approved to contract with Down to Earth.
- Todd Denson walk ways replacement. After review, walk ways still good for 2-3 years.

- Taberna Townes roof repairs. Pinnacle Quote \$1,125. Motion made and approved.
- 121 St. Gallen Court, leaky roof.

Vice President's Report

- List of Committees confirmed.

Treasurer's Report

- See attached.

CAS Manager's Report

- Violation report. 304 violations since January 1, 2018, 104 closed, 204 open.
- Workers Compensation Insurance. Motion made and approved to terminate Landscaping contract with Webb Landscaping for non compliance with requirements to have and maintain Workers Compensation Insurance as specified in the RFP.

Action Items

- National Night Out scheduled for Tuesday, August 7, 2018.
- Workers Compensation Insurance coverage for contractors.
- Secretary to continue to work with Club Manager on 20th Anniversary Party on June 30, 2018. Again, Club to host, HOA to sponsor.
- Annual Meeting set for December 11, 2018.
- Installation of additional dog waste stations deferred until September, 2018 meeting.
- Taberna Townes foundation repairs deferred until September, 2018 meeting.
- Reserve Study for May meeting.
- NaturPark & Todd Denson Park walkways to replace and/or add caps to the tops of posts. Motion made and approved. Cost to be taken from Reserves, capital improvement.

Motion Passed to enter Executive Session for Legal Matters

Summary of Executive Session for Legal Matters

Taberna Townes and Battlefield Trail

Bank is working to get permanent easement. HOA is to get revised documents for review and consideration.

124 Friburg

Violated 2014 Agreement pertaining to trimming of wetlands; HOA is to send documents to Bonnie Braudway, HOA's attorney for courses of action to be taken.

The next meeting is May 30, 2018 at 3 p.m.

Motion to Adjourn moved and approved. Meeting was adjourned at 5:40 pm

Approved by the Board of Directors:

Submitted by: Karen Mattingly
Karen Mattingly, Secretary

Approved by: 5/30/18
Bart Rovins, President

Date: Bart Rovins

Date: 5/30/18

Taberna Master Home Owners Association

Financial Notes - Month-ending April 30, 2018

- Abbington Woods –
 - Income \$28,043 vs. Budget \$27,900
 - Expenses \$13,878 vs. Budget \$18,574
 - Grounds \$13,893 vs. Budget \$18,524
 - Net Income \$14,165 vs. Budget \$9,326 = Variance \$4,839
- Boleyn Creek –
 - Income \$11,115 vs. Budget \$7,400
 - Expenses \$5,397 vs. Budget \$7,267
 - Grounds \$5,310 vs. Budget \$7,017
 - Net Income \$5,718 vs. Budget \$133 = Variance \$5,585
- One Taberna Way –
 - Income \$20,906 vs. Budget \$20,569
 - Expenses \$15,197 vs. Budget \$15,761
 - Grounds \$10,716 vs. Budget \$11,550
 - Net Income \$5,709 vs. Budget \$4,807 = Variance \$901
- Taberna Landings –
 - Income \$3,498 vs. Budget \$3,480
 - Expenses \$2,055 vs. Budget \$2,160
 - Grounds \$1,100 vs. Budget \$1,225
 - Net Income \$1,443 vs. Budget \$1,320 = Variance \$123
- Taberna Townes –
 - Income \$3,603 vs. Budget \$3,600
 - Expenses \$2,703 vs. Budget \$2,950
 - Grounds \$275 vs. Budget \$500
 - Net Income \$900 vs. Budget \$650 = Variance \$250
- Master Taberna HOA –
 - Income \$236,867 vs. Budget \$234,5723
 - Expenses \$80,49 vs. Budget \$82,493
 - Grounds \$48,211 vs. Budget \$51,486
 - Administrative \$23,712 vs. Budget \$21,019
 - Administrative Expense \$1,422 vs. Budget \$680
 - Legal \$2835 vs. Budget \$1,000
 - Bad Debt \$0 vs. \$1,000
 - Net Income \$156,458 vs. Budget \$152,079 = Variance \$4,380

Aging Accounts Receivable

| Community | Income | Aging | Percentage | Notes |
|--------------|-------------------|------------------|--------------|--|
| ABW | \$ 28,043 | \$ 4,032 | 14.38% | 16 accounts/ 2 major \$1,370 & quarterly |
| BC | \$ 11,116 | \$ 271 | 2.44% | 2 accounts/ fines & quarterly payment |
| OTW | \$ 20,906 | \$ 2,098 | 10.03% | 5 accounts/ 2 major \$1,962 & quarterly |
| TL | \$ 3,498 | \$ - | 0.00% | |
| TT | \$ 3,603 | \$ - | 0.00% | |
| TM | \$ 236,867 | \$ 7,058 | 2.98% | 36 accounts/ 2 major (>\$500) = \$2,923 |
| TOTAL | \$ 304,032 | \$ 13,459 | 4.43% | |