



March 2018
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
March 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 March meeting of Taberna Master Homeowners Association Board of Directors was called to order by President Rovins on March 27, 2018 at the Board Office with all members present.

Architectural Review Committee

Dick Turner report Committee activity included:

- 9 tree removal requests.
- Storage unit construction.
- 2 construction permits.

Building and Grounds

- Emmen Road. Motion made and approved for removal of debris and replacing Wax Myrtle by Jim Young for \$570.00.
- 18 Wax Myrtle replacements at a cost of \$150.00 each. Deferred to April meeting.
- Todd Denson walk ways replacement. Motion made and approved.
- Todd Denson shrubs maintenance. Maintenance done by Down to Earth, but Cut Rite states is in their contact. Gordy Barnes to reach out and confirm contractor.

- Taberna Townes foundation repairs deferred until end of year and need additional quote.
- Taberna Townes roof repairs. Pinnacle Quote \$1,125. CAS to solicit additional Quote.
- Painting of shutters at One Taberna Way complete.
- Installation of additional dog stations deferred until fall.
- 121 St Gallen St, leak in house, contacted no response.

2018 Neighborhood Watch – Committee name change, formerly Crime Watch Committee.

Treasurer's Report - See attached.

- Review of aging accounts for dues not paid.
- Motion made and approved to remove late fees for Association and Sub associations for 2018.

CAS Manager's Report

- Violation report. 193 violations since January 1, 2018, 87 closed, 106 open.

Action Items

- Canoe Launch. Motion made and approved of EZ Dock bid for construction of \$9,489.19.
- Canoe purchase. Motion made and approved to purchase Discovery 133 canoe subject to quote of \$999.00 plus tax. This canoe is in lieu of the canoe approved last month.
- National Night Out scheduled for Tuesday, August 7, 2018.
- CAS to send courtesy notices to Appenzell Road residents; no debris in 404 wetlands.
- Gordy Barnes to send notices to contractors regarding build out.
- Workers Compensation Insurance coverage for contractors.
- Vice President to send letter to Sue Gordon regarding wetland cleanup & litter patrol; potential new committee. Sue Gordon to be invited to April meeting.
- 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 December 11, 2018.

Motion Passed to enter Executive Session for Legal Matters

Summary of Executive Session for Legal Matter
Taberna Townes and Battlefield Trail

Bonnie Braudway, HOA's attorney contacted the Bart Rovins with First South Bank's (now CresCom) response to the HOA proposal for the Bank, as a condition of sale to a developer, and/or developer to relocate entrance off Battlefield Trail prior to finishing Taberna Townes. The Bank's position is that the existing Railroad easement is a permanent easement from the Railroad to the HOA, that there is very low risk that the Railroad would need to add additional tracks, and therefore, the HOA's position is unreasonable.

Additionally,

1. The City of New Bern is requiring a revision to the previously recorded plat showing a 50 foot "green space" along the edge of the existing Battlefield Trail and a dedication of that "green space" to the HOA by the Bank to allow for it to remain unbuildable in the unlikely event that the railroad were to revoke the proposed license granted to the HOA and a new road was required. Additionally, the City is not requiring a setback from the "green space" for construction.
2. The additional 50 feet of green space will result in the loss of:
3. Phase 1 Building lots 1, 19, and 20 and the associated TM Dues and TT Supplemental Dues, and
4. Potential loss of Phase 2 building lot 41 and the associated TM Dues and TT Supplemental Dues; keep in mind that Phase 2 is not platted and recorded so the loss of Lot 41 is TBD
5. The proposed alternative entrance, if required in the future, will be located between Units 9 & 10 and would lead from Taberna Way to Colonel Burgwyn Drive.
6. The HOA would not enter into any agreements with the NCRR or the Bank until a "permanent easement for utilities" is obtained from the NCRR Company.
7. Absent the HOA's consent to the revised plat, which requires the HOA to execute a License with the NCRR Company and a Second Amendment to the Protective Covenants, the Bank is unable to sell its interest in the TT Development to a developer and TT would then remain as is for the foreseeable future.

Based on the above, the following motion was passed:

The HOA hereby authorizes Bonnie Braudway to enter discussions with CresCom Bank, the NCRR Company and City of New Bern as required to obtain a permanent utility easement for the utilities under Battlefield Trail and then to redraft the proposed License from the RR and the proposed Second Amendment to the TT Covenants for the HOA's consideration.

The next meeting is April 24, 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: Bart Rovins
Bart Rovins, President

Date: 4/24/18

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