



June 2018
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
June 26, 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 Kandler, CAS Property Manager
John and Madeline Knie, Homeowner
Ed Perkins, Homeowner

The June meeting of Taberna Master Homeowners Association Board of Directors was called to order by President Rovins on June 26, 2018 at the Board Office with all members present.

Architectural Review Committee

Dick Turner ARC Committee activity included:

- 1 tree removal requests
- 1 backyard fence to be erected
- 1 storage shed to be erected
- 1 expand an existing patio

Building and Grounds

- Dead trees at main entrance and Vaud Court, waiting on quotes; Lugano Road removed for \$50.00.
- Taberna Townes – roofs cleaned, bank owned unit has no gutters and rotted steps. Bart Rovins to send letter after Jazz Woodward confirms.

- 111 St. Gallen Ct - outside water faucet leaking. Owner not listed in phone book, sent email that was answered 2 weeks later by owner stating faucet is capped.
- Reserve work: TDP bridge – 3 quotes 2 from Cahoon and 1 from Foley & Foley. Upon review, Building and Grounds recommendation of quote from Bobby Cahoon Construction – Option 1 to approve up to \$20,000 for redecking and upgrades. Motion made and approved.

President's Report

- John and Madeline Knie and Ed Perkins, Homeowner brought their concerns regarding boats in driveways and the issue of enforcing the covenants of boats not allowed overnight. With enough evidence HOA and CAS will go to Adjudicatory Committee hearing. Solicited neighborhood support in obtaining evidence that boats remain in driveways or streets overnight.

Vice President's Report

- Abington Woods –Richard Woessner - New Community Representative.

Treasurer's Report

- See attached.

CAS Manager's Report

- Violation report. 493 violations since January 1, 2018, 467 closed, 27 open.
- Request sent for medical documentation to support request for trailer to be stored on driveway at 134 Walden Road as an exception. Board to review upon receipt of documentation.

Action Items

- Maintenance miscellaneous budget needs to be increased. To be addressed in 2019 budget.
- HOA Garage Sale - Dick Stern to organize committee and provide recommendations back to HOA Board.
- Taberna Townes foundation repairs deferred until September, 2018 meeting.
- NaturPark entrance dying plants. Quotes: \$2,700 to remove plants and place pine straw in place or \$4,000 to replace plants. Discussion for September, 2018 meeting.
- Installation of additional dog waste stations deferred until September, 2018 meeting.

- Landscaper invoice timing & payment (Reed & Loomis). Discussion for November meeting.
- Annual Meeting set for December 11, 2018.
- Insurance 2019-2020 fiscal year – Karen Mattingly to work with CAS on receiving and reviewing insurance coverage quotes for upcoming year 2019-2020 fiscal year.

Motion Passed to enter Executive Session for Legal Matters

Summary of Executive Session for Legal Matters

AR Report

Twenty Homeowners are late in payment of dues, late fees, and fines. Legal action is being pursued as stipulated under the Taberna Covenants.

Taberna Townes

Railroad agreed in principle to a permanent easement for utilities under Battlefield Trail and to a license to HOA for use of Battlefield Trail. This will allow CresCom Bank to sell Taberna Townes to a developer. Documents will be reviewed by Bonnie Braudway, Esq. and there will be a single meeting to execute documents.

124 Friburg

In response to violation notice pertaining to cutting of wetlands, homeowner has threatened a legal action against HOA and Board Members. President to coordinate response with Bonnie Braudway, Esq.

The next meeting is July 26, 2018 at 3:00 p.m.

Motion to Adjourn moved and approved. Meeting was adjourned at 5:10 pm.

Approved by the Board of Directors:

Submitted by: Karen Mattingly
Karen Mattingly, Secretary

Approved by: Bart Rovins
Bart Rovins, President

Date: 7/24/18

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Taberna Master Home Owners Association

Treasurer's Report - Month-ending June 30, 2018

- Abbington Woods –
 - Income \$28,284 vs. Budget \$27,900
 - Expenses \$27,883 vs. Budget \$27,986
 - Grounds \$27,786 vs. Budget \$27,936
 - Net Income \$400 vs. Budget (\$86) = Variance \$486
- Boleyn Creek –
 - Income \$11,088 vs. Budget \$11,100
 - Expenses \$9,589 vs. Budget \$10,975
 - Grounds \$8,938 vs. Budget \$10,525
 - Net Income \$1,499 vs. Budget \$125 = Variance \$1,374
- One Taberna Way –
 - Income \$21,123 vs. Budget \$20,642
 - Expenses \$20,356 vs. Budget \$22,378
 - Grounds \$13,646 vs. Budget \$15,850
 - Net Income \$767 vs. Budget (\$1,736) = Variance \$2,504
- Taberna Landings –
 - Income \$3,511 vs. Budget \$3,480
 - Expenses \$3,335 vs. Budget \$3,455
 - Grounds \$1,910 vs. Budget \$2,065
 - Net Income \$177 vs. Budget \$25 = Variance \$152
- Taberna Townes –
 - Income \$3,606 vs. Budget \$3,600
 - Expenses \$3,281 vs. Budget \$3,900
 - Grounds \$850 vs. Budget \$950
 - Net Income \$325 vs. Budget (\$300) = Variance \$625
- Master Taberna HOA –
 - Income \$237,750 vs. Budget \$235,305
 - Expenses \$125,930 vs. Budget \$135,605
 - Grounds \$71,922 vs. Budget \$74,124
 - Administrative \$38,783 vs. Budget \$44,999
 - Administrative Expense \$1,812 vs. Budget \$880
 - Legal \$3,930 vs. Budget \$1,500
 - Bad Debt \$0 vs. \$2,000
 - Net Income \$111,821 vs. Budget \$99,701 = Variance \$12,120

Aging Accounts Receivable

Aging Accounts Receivable				
Community	Income	Aging	Percentage	Notes
ABW	\$ 28,284	\$ 1,578	5.58%	8 accounts/ 1 quarterly overdue
BC	\$ 11,088	\$ -	0.00%	
OTW	\$ 21,123	\$ 1,492	7.06%	3 accounts/ 1 major \$1,406
TL	\$ 3,511	\$ -	0.00%	
TT	\$ 3,606	\$ -	0.00%	
TM	\$ 237,750	\$ 1,614	0.68%	12 accounts/ 3 yearly overdue
TOTAL	\$ 305,363	\$ 4,684	1.53%	