



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING MINUTES**

**1310 Old Cherry Point Rd, New Bern, NC 28560**

**Tuesday, July 24, 2018 at 3:00pm**

**CALL TO ORDER**

Bart Rovins called the meeting to order at 3:00pm.

**ESTABLISH QUORUM**

A quorum was established with 6 out of 7 members present at the meeting.

Members present: Gordy Barnes, Joe Frangipane, Karen Mattingly, Bart Rovins, Dick Stern and Jazz Woodward.

One Board vacancy.

Bernie Dickson, who represents CAS, Inc., introduced herself at this time.

**APPROVAL OF JUNE MEETING MINUTES**

Joe Frangipane moved to approve the June 26, 2018 Board of Directors meeting minutes as written. Motion seconded by Jazz Woodward. Motion passed unanimously.

**COMMITTEE REPORTS**

**Architectural Control:** Dick Turner indicated that 15 applications were submitted since the last Board meeting. CAS was advised to forward all submissions to Dick for review.

**Building and Grounds:** Gordy Barnes will obtain estimate for railings for the Todd Denson Park bridge.

Board discussed weed control and that the chemical applications do not appear to be consistent. CA recommended asking vendor to submit reports and/or place flags on the property when treatment is applied.

Board discussed mulch for the playground. Gordy indicated that the vendor's equipment is too heavy to come in along the pathways. Gordy will have quotes, to include the option of rubber mulch, for the Board's review at the August meeting.

**OFFICERS' REPORTS**

**Vice President:** Dick Stern reported that the community yard sale is scheduled to take place on October 6<sup>th</sup> with the 20<sup>th</sup> as the rain date as Mumfest is on the 13<sup>th</sup>. This will be held at the country club. Date will be confirmed at August meeting.

**Treasurer:** Joe Frangipane reported that the Association is under budget for the first half of the year. CAS was asked to verify how legal fees paid by a homeowner are recorded; whether they show as income or a credit against expenses. Discussion ensued about replacement values for Association-owned property. Bernie Dickson, CAS, advised that she will send a copy of the Property policy to the Board for review and mentioned that the Board might consider having an insurance audit performed. This will help the Association to determine whether they have the proper coverages in place.

**MANAGER'S REPORT**

CAS provided Board with Change of Ownership Report, AR Report as of 7/23/2018, as well as a Violation Log.

**PRESIDENT'S COMMENTS**

Bart Rovins talked with CAS about vacant lots. Webb Lawn Maintenance bills the individual lot owners directly. The Association pays Young's Bush Hog Service, and then the expense is added to the individual owner's account. CAS requested that vendor include list of vacant lots with invoice so that billing can be added accordingly.

**OLD BUSINESS**

Trailer exception for 134 Walden Road has been solved and should be removed from next agenda.

**NEW BUSINESS**

**National Night Out:** Bob Donnelly reported that National Night Out will take place on Tuesday, August 7<sup>th</sup> from 5– 8pm. Flyers will be placed in each residence's paper box, child ID kits will be distributed and the Taberna Country Club is purchasing ice cream sandwiches and hot dogs.

**Board Vacancy:** Board discussed the Board vacancy, which carries a term through December 2019. Jazz Woodward moved to appoint Mark Eckert. Motion seconded by Gordy Barnes. Motion passed unanimously. Motion Passed to enter Executive Session for Legal Matters

**Summary of Executive Session for Legal Matters**

**Wetland Covenants Enforcement:** Board has received correspondence in response to a violation letter sent regarding cutting of wetlands behind the home. Board discussed possible revisions to a correspondence that had previously been drafted. Bart Rovins will incorporate revisions and will send final edits to the Board for review/approval.

**ADJOURNMENT**

There being no further business, Bart Rovins moved to adjourn the meeting at 5:40pm. Motion seconded by Joe Frangipane. Motion passed unanimously.

**NEXT MEETING**

The next meeting of the Board of Directors is scheduled for Tuesday, August 28<sup>th</sup> at 3:00 pm.

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

Approved by the Board of Directors:

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

Date: 7/24/18 Date: 7/24/18

# Taberna Master Home Owners Association

## Treasurer's Report - Month-ending July 31, 2018

- Abbington Woods –
  - Income \$42,130 vs. Budget \$41,850
  - Expenses \$32,567 vs. Budget \$32,667
    - Grounds \$27,786 vs. Budget \$27,936
  - Net Income \$9,563 vs. Budget \$9,183 = Variance \$380
- Boleyn Creek –
  - Income \$16,684 vs. Budget \$12,950
  - Expenses \$11,348 vs. Budget \$12,854
    - Grounds \$10,692 vs. Budget \$12,279
  - Net Income \$5,337 vs. Budget \$96 = Variance \$5,241
- One Taberna Way –
  - Income \$31,502 vs. Budget \$30,890
  - Expenses \$24,268 vs. Budget \$25,600
    - Grounds \$16,446 vs. Budget \$18,000
  - Net Income \$7,234 vs. Budget \$5,289 = Variance \$1,945
- Taberna Landings –
  - Income \$5,258 vs. Budget \$5,220
  - Expenses \$3,571 vs. Budget \$4,128
    - Grounds \$1,910 vs. Budget \$2,065
  - Net Income \$177 vs. Budget \$25 = Variance \$152
- Taberna Townes –
  - Income \$5,408 vs. Budget \$5,400
  - Expenses \$4,683 vs. Budget \$5,300
    - Grounds \$1,050 vs. Budget \$1,150
  - Net Income \$725 vs. Budget \$100 = Variance \$625
- Master Taberna HOA –
  - Income \$238,131 vs. Budget \$235,672
  - Expenses \$146,639 vs. Budget \$152,647
    - Grounds \$80,610 vs. Budget \$84,610
    - Administrative \$48,058 vs. Budget \$49,184
      - Administrative Expense \$1,863 vs. Budget \$980
      - Legal \$3,930 vs. Budget \$1,750
    - Bad Debt \$0 vs. \$2,000
  - Net Income \$91,492 vs. Budget \$83,024 = Variance \$8,468

### Aging Accounts Receivable

Aging Accounts Receivable				
Community	Income	Aging	Percentage	Notes
ABW (62)	\$ 42,130	\$ 2,747	6.52%	9 accounts/ 8 quarterly overdue
BC (24)	\$ 13,684	\$ 503	3.67%	2 quarterly overdue
OTW (16)	\$ 31,502	\$ 2,482	7.88%	6 accounts/ 1 major \$2,042
TL (6)	\$ 5,259	\$ -	0.00%	
TT (4)	\$ 5,408	\$ -	0.00%	
TM (823)	\$ 238,131	\$ 1,783	0.75%	14 accounts/ 3 yearly overdue
<b>TOTAL</b>	<b>\$ 336,114</b>	<b>\$ 7,514</b>	<b>2.24%</b>	