



May 2018
Minutes of Board of Directors Meeting
Taberna Master Homeowner Association, Inc.
May 30, 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
Bob Donnelly – Crime Watch Committee
Katie Kandl, CAS Property Manager
Martin Cieszko – Homeowner

The May meeting of Taberna Master Homeowners Association Board of Directors was called to order by President Rovins on May 30, 2018 at the Board Office with all members present.

Crime Watch Committee

Bob Donnelly Crime Watch Committee activity included:

- 3/18/18 – 1 stolen mailbox
- 4/18/18 – Campers in Todd Denson Park
- 5/18/18 - Taberna Bear at main entrance was tagged with graffiti. The New Bern Police were called and an incident report was made as the HOA owns the bear. Bob to inquire about getting the graffiti scrubbed of the bear.
- National Night Out, August 2018 – Children ID Kit – the New Bern Policy will assist for prints & DNA if needed, picture. Cost \$.97 per kit, minimum order of 250.
- Motion made and approved to buy Children ID Kits not to exceed \$250.00.

Architectural Review Committee

Dick Turner ARC Committee activity included:

- 1 resurface an existing deck
- 1 remove and replace a concrete deck
- 1 porch railing replacement
- 2 back yard fences to be erected (AI)
- 1 repaint shutters and front door
- 1 erect a flag pole and back yard shed
- 4 tree removal requests
- 1 construct a roof over existing deck (DENIED)
- 1 add a concrete walkway
- 1 add a concrete patio
- 1 expand an existing driveway
- 1 roof replacement
- Martin Cieszko, Homeowner, discussed pressure washing and need for guidelines for driveways, homes and curbs. Discussion for June meeting.

Building and Grounds

- Motion made and approved to award the Taberna Townes landscaping contract Down to Earth at \$2,400 on the condition that Down to earth gets its chemical license no later than October 1, 2018.
- Todd Denson Park asset review. Discussed need to repair or replace the bridge from the parking lot to the park. Foley & Foley, golf path bumpers and planks need to be replaced, along with one vertical support. Bobby Cahoon, complete replacement good for 30 years. Motion made and approved to proceed with repair of bridge.
- OTW roof leak has now been fixed. Discussed HOA arranging for maintenance and pressure washing driveway and sidewalk. Treasurer to examine budget and let Board know results. B&G can get approval from Board by email.
- Contractor James Young and need for Workers Compensation Insurance – deferred with Gordy Barnes to discuss with Young.
- Landscaper invoice timing & payment (Reed & Lomus). Discussion for November meeting.
- Vacant Lot mowing - Web & Young to cut vacant lots more often to maintain HOA grass standards. Motion made and approved.
- 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 meeting.

President's Report

Vice President's Report

- Based on low participation in the Spring HOA Garage Sale questioned need for both a spring and fall sale. To be determined at June meeting.
- Abington Woods – need for new Community Representative.

Treasurer's Report

- See attached.
- Maintenance miscellaneous budget concern. Increase budget? To be discussed June meeting.

CAS Manager's Report

- Violation report. 451 violations since January 1, 2018, 251 closed, 203 open.
- Insurance Update – Renewal of HOA's Commercial, D&O and Workers Compensation Insurance are COMPLETED for the 2018-2019 fiscal year. Will be working with Karen Mattingly on reviewing insurance coverage to get quotes for upcoming year.
- Request for trailer to be stored on driveway at 134 Walden Road as an exception. Board will request additional documentation to support the request before determining appropriate action.

Action Items

- Maintenance miscellaneous budget needs to be increased.
- Abington Woods – need for new Community Representative (Dick Stern)
- HOA Garage Sale, to be held either both in the spring and fall or fall only (Dick Stern).
- Pressure washing of driveways, sidewalks on lots and homes – discuss at June meeting.
- 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.
- Asset Review. No response to the inspection of the playground equipment and parking lot in Todd Denson Park. CAS to get another inspector and report at June meeting.
- SurveyMonkey – Advantage discussion. Jazz Woodard to follow up.

Motion Passed to enter Executive Session for Legal Matters

Summary of Executive Session for Legal Matters

AR Report

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

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Motion made and approved to notify the homeowner that due to the owner's breach of the Agreement by failing to apply to the ACC prior to the cutting in February 2018 and the Board's intent to have a consistently applied Wetlands Policy, the Board has concluded that the homeowner is in breach of the agreement and going forward is to be held to the Community standard for wetlands maintenance.

The next meeting is June 26, 2018 at 3 p.m.

Motion to Adjourn moved and approved. Meeting was adjourned at 5:58 pm

Approved by the Board of Directors:

Submitted by: Karen Mattingly
Karen Mattingly, Secretary

Approved by: Bart Rovins
Bart Rovins, President

Date: 6/26/18

Date: 6/26/18

Taberna Master Home Owners Association

Treasurer's Report - Month-ending May 31, 2018

- Abbingdon Woods –
 - Income \$28,144 vs. Budget \$27,900
 - Expenses \$23,197 vs. Budget \$23,205
 - Grounds \$23,155 vs. Budget \$23,155
 - Net Income \$4,947 vs. Budget \$4,695 = Variance \$252
- Boleyn Creek –
 - Income \$11,102 vs. Budget \$9,250
 - Expenses \$7,156 vs. Budget \$9,121
 - Grounds \$7,064 vs. Budget \$8,771
 - Net Income \$3,946 vs. Budget \$129 = Variance \$3,816
- One Taberna Way –
 - Income \$21,015 vs. Budget \$20,569
 - Expenses \$17,838 vs. Budget \$18,184
 - Grounds \$12,246 vs. Budget \$12,950
 - Net Income \$3,177 vs. Budget \$2,385 = Variance \$792
- Taberna Landings –
 - Income \$3,504 vs. Budget \$3,480
 - Expenses \$2,559 vs. Budget \$2,807
 - Grounds \$1,370 vs. Budget \$1,645
 - Net Income \$946 vs. Budget \$673 = Variance \$273
- Taberna Townes –
 - Income \$3,604 vs. Budget \$3,600
 - Expenses \$3,079 vs. Budget \$3,200
 - Grounds \$650 vs. Budget \$750
 - Net Income \$525 vs. Budget \$400 = Variance \$125
- Master Taberna HOA –
 - Income \$237,411 vs. Budget \$234,938
 - Expenses \$102,114 vs. Budget \$111,991
 - Grounds \$56,267 vs. Budget \$63,417
 - Administrative \$32,942 vs. Budget \$36,214
 - Administrative Expense \$1,559 vs. Budget \$780
 - Legal \$2,812 vs. Budget \$1,250
 - Bad Debt \$0 vs. \$1,000
 - Net Income \$135,297 vs. Budget \$122,948 = Variance \$12,349

Aging Accounts Receivable

Community	Income	Aging	Percentage	Notes
ABW	\$ 28,144	\$ 1,363	4.84%	9 accounts/ 4 quarterly overdue
BC	\$ 11,102	\$ 20	0.18%	1 account 60-day late fee
OTW	\$ 21,015	\$ 1,502	7.15%	4 accounts/ 1 major \$1,366
TL	\$ 3,505	\$ -	0.00%	
TT	\$ 3,604	\$ -	0.00%	
TM	\$ 237,411	\$ 1,817	0.77%	18 accounts/ 3 yearly overdue
TOTAL	\$ 304,781	\$ 4,702	1.54%	