



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
1310 Old Cherry Point Rd, New Bern, NC 28560
Tuesday, September 25, 2018 at 3:00pm**

CALL TO ORDER

Bart Rovins called the meeting to order at 2:55pm.

ESTABLISH QUORUM

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

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

Bernie Dickson represented CAS, Inc.

APPROVAL OF JULY MEETING MINUTES

Joe Frangipane moved to approve the August 28, 2018 Board of Directors meeting minutes as written. Motion seconded by Jazz Woodward. Motion passed unanimously.

At this time, Alderman Bobby Aster joined the meeting to discuss post-hurricane cleanup in Taberna, as well as throughout the city of New Bern. He indicated that the city suffered approximately \$100 million in damages; \$70 million to commercial property and \$30m to residential property. The city contracted with vendors for cleanup well in advance; however, it may be a few weeks before they can assist with debris pickup in Taberna as the streets are passable. Alderman Aster encouraged residents to contact FEMA if they suffered any flooding and do not have insurance. Bart Rovins will send out a Tabmail with this information to the community members.

Bart Rovins expressed his appreciation to Dick Stern, Gordy Barnes and Mark Eckert for their work keeping the community informed and the post-storm clean up.

COMMITTEE REPORTS

Architectural Control: Dicker Turner indicated that 7 requests were submitted since the last Board meeting. Discussion ensued about roof damage and whether or not entire roofs would be replaced by insurance companies if matching shingles could not be found. The ARC will review the current guidelines.

Building & Grounds: Gordy Barnes, Mark Eckert, Joe Frangipane and Bart Rovins met with Albemarle Landscapes, Inc. to discuss tree removal that needs to take place in the Association's common areas. Bart Rovins moved to approve 3 days' worth of post-hurricane work at \$6,250 per day and authorizes 2 additional days at the same price, if necessary. Motion seconded by Joe Frangipane. Motion passed unanimously. Payment to Albemarle Landscapes will be processed immediately upon receipt of invoice and/or instruction from the Board, and it will be sent via overnight-mail by CAS. Karen Mattingly advised that any/all damage to structures (dock, bridge, gazebo, playground equipment, etc.) needs to be documented and photographed for the Association's insurance claim. Albemarle Landscapes will

At this time, Karen discussed her meeting with Robinson & Stith to review the Association's current insurance policies. Board discussed all of the items and areas included in the Property and General Liability policies, as well as items/areas that should be included (playground, dog park, community fencing, grill, bocce court, trash cans).

NEW BUSINESS

2018 Annual Meeting Preparation and Plan: Dick Stern will chair the Nominating Committee. Management will send a draft of the Candidate Info/Bio sheet to the Board for review. This will be completed by any nominees and will be included with the annual meeting notice and proxy/ballot that will be mailed to the membership on November 1st. Management will also send Board a draft of the meeting notice and proxy/ballot for review and edits.

Community Emergency Response Team (CERT): Dick Stern will be the Board liaison for this group of volunteers, who will be responsible for putting together pre and post-hurricane guidelines. Management provided Board with sample guidelines and other information for individual residents, as well as the community as a whole.

EXECUTIVE SESSION

Board briefly discussed the need to review all drainage ditches in 2019 and for RFPs for landscapers in June or July 2019.

ADJOURMENT

There being no further business, Gordy Barnes moved to adjourn the meeting at 5:35 pm. Motion seconded by Joe Frangipane. Motion passed unanimously.

NEXT MEETING

The next meeting of the Board of Directors is scheduled for Tuesday, October 23rd at 3:00 pm.

Approved by the Board of Directors:

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

Date: 10/23/18 Date: 10/23/18

Taberna Master Home Owners Association
Treasurer's Report - Month-ending September 31, 2018

- Abbington Woods –
 - Income \$42,311 vs. Budget \$41,850
 - Expenses \$41,957 vs. Budget \$41,829
 - Grounds \$41,679 vs. Budget \$41,829
 - Net Income \$254 vs. Budget (\$79) = Variance \$433
- Boleyn Creek –
 - Income \$16,717 vs. Budget \$16,650
 - Expenses \$14,995 vs. Budget \$16,587
 - Grounds \$4,320 vs. Budget \$15,788
 - Net Income \$1,722 vs. Budget \$62 = Variance \$1,659
- One Taberna Way –
 - Income \$31,723 vs. Budget \$30,962
 - Expenses \$30,871 vs. Budget \$31,517
 - Grounds \$20,856 vs. Budget \$21,800
 - Net Income \$852 vs. Budget (\$554) = Variance \$1,406
- Taberna Landings –
 - Income \$5,273 vs. Budget \$5,220
 - Expenses \$4,853 vs. Budget \$5,323
 - Grounds \$2,720 vs. Budget \$3,225
 - Net Income \$420 vs. Budget (\$103) = Variance \$522
- Taberna Townes –
 - Income \$5,412 vs. Budget \$5,400
 - Expenses \$5,964 vs. Budget \$5,700
 - Grounds \$2,325 vs. Budget \$1,550
 - Net Income (\$551) vs. Budget (\$300) = Variance (\$251)
- Master Taberna HOA –
 - Income \$239,757 vs. Budget \$236,405
 - Expenses \$165,088 vs. Budget \$170,272
 - Grounds \$99,430 vs. Budget \$104,804
 - Administrative \$56,754 vs. Budget \$57,688
 - Administrative Expense \$2,125 vs. Budget \$1,320
 - Legal \$5,325 vs. Budget \$2,250
 - Bad Debt \$0 vs. \$2,000
 - Net Income \$60,490 vs. Budget \$48,265 = Variance \$12,225
 - Equity –
 - Replacement Fund \$168,236; year-end \$171,127
 - Emergency Fund \$63,051; year-end \$83,724 (\$18,750 expenditure in September)

Aging Accounts Receivable

Aging Accounts Receivable							
Community	August 31, 2018			September 30, 2018			
	Income	Aging	Percent	Income	Aging	Percent	Notes
ABW (62)	\$ 42,231	\$ 1,558	3.69%	\$ 42,311	\$ 1,333	3.15%	3 accounts/2 @ Attorney \$1,319
BC (24)	\$ 16,691	\$ 271	1.63%	\$ 16,717	\$ 316	1.89%	1 quarterly overdue
OTW (16)	\$ 31,613	\$ 2,163	6.84%	\$ 31,723	\$ 2,153	6.79%	3 accounts/1 @ Attorney \$2,142
TL (6)	\$ 5,266	\$ -	0.00%	\$ 5,273	\$ -	0.00%	
TT (4)	\$ 5,410	\$ -	0.00%	\$ 5,412	\$ -	0.00%	
TM (823)	\$239,220	\$ 2,179	0.91%	\$239,757	\$ 2,739	1.14%	16 accounts/3 @ Attorney \$1,540
TOTAL	\$340,431	\$ 6,172	1.81%	\$341,193	\$ 6,541	1.92%	