TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
1310 Old Cherry Point Rd., New Bern, NC 28560
Tuesday, February 26, 2019

CALL TO ORDER

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

ESTABLISH QUORUM

A quorum was established with 6 out of 7 members present.
Members present: Bart Rovins, Dick Stern, Karen Mattingly, Joe Frangipane, Mark Eckert, and Jazz Woodward.
Members absent: Gordy Barnes
Cathy Wade represented CAMS Management Service
Also, in attendance was Richard Turner – Architecture Control Committee Chair

Prior to conducting HOA business, VP President Dick Stern introduced a group of residents (Florence Brewer, Linda Stuckrath, Arlene Champlin and Carol Zidan) wanting to discuss having a Yard Sale in 2019.

1. In the Spring, 2018, only 15 residents signed up as exhibitors.
2. In the Fall 2018, only 14 residents signed up as exhibitors.
3. The consensus of the group was that having 15 or fewer exhibitors does not make for a productive Yard Sale.
4. The consensus was also that Taberna should only have 1 Yard Sale this year, possibly in September or October in order to attract more exhibitors.

APPROVAL OF THE DECEMBER ANNUAL MEETING MINUTES

Jo Frangipane moved to approve the January 22, 2019 Board of Directors meeting minutes as written. Motion seconded by Jazz Woodward. Motion passed unanimously.

COMMITTEE REPORTS

Architectural Control:
Dick Turner indicated that there were 11 total Change Requests Approvals in January and February. They were as follows:

1. Lot 578 – Remove a dead tree. (approved 1/24/19)
2. Lot 441 – Construct a back-yard storage shed. (approved 1/28/19)
3. Lot 584 – Add a 440 sq. ft. addition to the driveway. (approved 2/6/19)
4. Lot 327 – Install an elevator boat lift on existing dock. (approved 2/6/19)
5. Lot 032 – Replace an existing deck. (approved 2/6/19)
6. Lot 522 – Install a 120 sq. ft. addition to a driveway. (approved 2/7/19)
7. Lot 006 – Remove a tree damaged by storm. (approved 2/13/19)
8. Lot 291 – Replace an existing deck. (approved 2/13/19)
9. Lot 329 – Install a back-yard aluminum fence. (approved 2/13/19)
10. Lot 722 – Repaint front doors and building shutters a different color. (approved 2/14/19)
11. Lot 471 – Remove 2 trees located in front yard (approves 2/22/19)

Building & Grounds:
Mark Eckert discussed the following areas:

1. Survey of Bush-hoggers re resident lots.
2. Hurricane clean-up. Crystal Coast did the final Florence tree and tree limb clean-up which took 5 full days.
3. The next step is for the HOA to approve a Stump Grinder contractor to complete the job.
4. Need to select a Landscaper for the areas that were cleaned out as a result of the hurricane with planting in the Fall.
5. Roof replacements for 121 and 123 Gallen Court have been completed by the roofing contractor.
6. The dock in our Naturpark was finished by contractor Bobby Cahoon. Canoe rollers have been purchased, but as yet not installed. The EZ Dock canoe/kayak launch has not been attached pending a review of required repairs.
7. Gordy will examine the drainage issues at OTW between 127 and 129 Gallen Ct. when he returns.
8. The alleyway in the Boleyn Creek section is in disrepair. A contractor will be contacted to assess the required repairs.
9. A Schedule will be developed by March 31, 2019 for preventive maintenance for OTW, TT and Boleyn Creek.
10. Landscape Process was discussed. The Board will determine the scope of work to be done by April 30, 2019. RFPs will then be solicited. Cathy with CAMS will mail vendors a packet for completion.
11. A Storm Recovery Vendor will be selected by April 30, 2019.

OFFICERS' REPORTS

Vice President:
The Weather Emergency Manual will be completed by March 31. 2019 deadline. Dick will continue to review resources and incorporate them into our manual.

Treasurer:
Joe Frangipane prepared a spreadsheet and led the discussion re 121 and 123 Gallen Court. Joe moved to use the OTW reserves to cover expenses encountered for roof replacements of the above. A check will be prepared for approximately $9,000 to HRH Contracting. Karen seconded. After discussion, the motion passed unanimously.

Joe discussed funds spent and how it affects the HOA Emergency Fund.

The expenses to repair EZ Dock have not, as yet, been determined. Nor has the cost to replace vegetation caused by Hurricane Florence.

CAMS Manager Report:
Cathy Wade discussed the Nominating Committee process. There will be four (4) open positions in 2020. Bart and Jazz will provide a list of candidates by September 30, 2019.

Mailboxes continue to warrant violation letters for a sundry of reasons:
Rust and peeling paint, leaning posts, broken and/or missing flags. There also appears to be no consistency of the size or font of house numbers on the boxes. Joe Kelly can provide replacement numbers for mailboxes.

President's Comments:
Nine (9) of sixteen (16) residents responded to the OTW Property Insurance Survey.

Bart will be out of town in April and Dick Stern agreed to write the President's Message for the May Taberna Tribune (April 13th deadline).

OLD BUSINESS
The Naturpark is now open; however, the EZ Dock has not been attached.

NEW BUSINESS
There was no new business.

ADJOURNMENT
There being no further business, Jazz Woodward moved to adjourn the meeting at 5:02 pm. Motion passed unanimously.

NEXT MEETING
The next meeting of the Taberna HOA Board of Directors is scheduled for Tuesday, March 19th at 3:00 pm.

Approved by the Board of Directors:

Submitted by: _____ Approved by: Bart Rovins
Jazz Woodward, Secretary Bart Rovins, President

Date: MARCH 19, 2019 Date: MARCH 19, 2019

Taberna Master Home Owners Association
Treasurer's Report – Month-ending January 31, 2019

- Abbington Woods –
  - Income $14,570 vs. Budget $14,570
  - Expenses $216 vs. Budget $4,741
    - Grounds $0 vs. Budget $4,741
  - Net Income $14,280 vs. Budget $9,538 = Variance $4,741

- Boleyn Creek –
  - Income $5,700 vs. Budget $5,700
  - Expenses $92 vs. Budget $1,779
    - Grounds $0 vs. Budget $1,754
  - Net Income $5,368 vs. Budget $3,680 = Variance $1,687

- One Taberna Way –
  - Income $11,359 vs. Budget $10,450
  - Expenses $4,754 vs. Budget $1,425
    - Grounds $1,400 vs. Budget $1,425
  - Net Income $3,384 vs. Budget $1,425 = Variance ($3,329)
    - Attorney Collection Fees income accrued

- Taberna Landings –
  - Income $1,740 vs. Budget $1,740
  - Expenses $286 vs. Budget $265
    - Grounds $270 vs. Budget $265
  - Net Income $751 vs. Budget $772 = Variance $21

- Taberna Townes –
  - Income $1,455 vs. Budget $1,940
  - Expenses $273 vs. Budget $265
    - Grounds $265 vs. Budget $265
  - Net Income ($18) vs. Budget $675 = Variance ($693)
    - A portion of accrued Income was not posted; incorrect Reserve allocation; revision in process

- Master Taberna HOA –
  - Income $242,512 vs. Budget $241,492
  - Expenses $28,730 vs. Budget $12,801
    - Grounds $18,895 vs. Budget $7,437
    - Administrative $9,490 vs. Budget $5,035
      - Administrative Expense $747 vs. Budget $250
      - Legal $1,034 vs. Budget $450
    - Bad Debt $0 vs. $0
    - February application of pine straw budgeted as March expenditure
  - Net Income $212,063 vs. Budget $226,231 = Variance $14,168
    - Attorney Collection Fee expense incurred
    - CAMS one-time set-up fee, $500, unbudgeted in 2019
  - Equity –
    - Operating $326,241
    - Replacement Fund $169,279
    - Emergency Fund $85,587

Taberna Master Home Owners Association
Treasurer's Report – Month-ending January 31, 2019

Aging Accounts Receivable –

Aging Accounts Receivable							
	December 31, 2018			January 31, 2019			
Community	Income	Aging	Percent	Income	Aging	Percent	Notes
ABW (62)	$ 56,117	$ 3,139	5.59%	$ 14,570	$ 3,051	20.94%	8 accounts/ 2 @ attorney, lien filed
BC (24)	$ 22,233	$ 56	0.25%	$ 5,700	$ 769	13.49%	3 accounts late fees
OTW (16)	$ 41,204	$ 3,815	9.26%	$ 10,450	$ 7,305	69.90%	4 accounts/ 1 @ attorney, lien filed
TL (6)	$ 6,964	$ -	0.00%	$ 1,740	$ -	0.00%	
TT (4)	$ 7,203	$ -	0.00%	$ 1,840	$ -	0.00%	
TM (823)	$237,570	$ 2,338	0.98%	$241,425	$ 22,344	9.25%	68 accounts/ 2 @ attorney
TOTAL	$371,290	$ 9,348	2.52%	$275,725	$ 33,468	12.14%	

- Taberna Master –
  - Primarily attributable to non-payment of Annual Common Assessment
  - Two Homeowner accounts contribute $2,200 to the total

- Abbington Woods –
  - Primarily attributable to non-payment of Quarterly Supplemental Assessment
  - Three Homeowner accounts contribute $2,300 to the total

- Boleyn Creek –
  - Attributable to non-payment of Quarterly Supplemental Assessment

- One Taberna Way –
  - Primarily attributable to non-payment of Quarterly Supplemental Assessment
  - Two Homeowner accounts contribute $6,000 to the total