



**2018 TABERNA ANNUAL HOMEOWNERS ASSOCIATION MEETING
BOARD OF DIRECTORS MEETING MINUTES**

**Creekside Elementary School
Tuesday, December 11, 2018 at 7:00pm**

CALL to ORDER

Bart Rovins called the meeting to order at 7:00 pm.

ESTABLISH QUORUM

Karen Mattingly determined that a quorum was present.

The meeting was opened with the Pledge of Allegiance.

INTRODUCTION of CURRENT AND RETIRING BOARD MEMBERS

Bart Rovins, President (up for re-election)
Dick Stern, Vice President (continuing)
Joseph Frangipane, Treasurer (up for re-election)
Karen Mattingly, Secretary (continuing)
Jazz Woodward, Asst. Treasurer (up for re-election)
Mark Eckert, Asst. Secretary (continuing)
Gordy Barnes, At Large & Building Grounds (continuing)
Cathy Wade, Community Managers, CAMS

APPROVAL OF 2017 ANNUAL MEETING MINUTES

Motion made, seconded and approved unanimously to approve the 2017 annual meeting minutes.

TREASURER'S REPORT FOR 2018 and 2019 BUDGET

Joseph Frangipane, Treasurer, reviewed the Financial Results

- 2018 Budget forecast based upon the Actuals to date, for the Master HOA and Sub-communities, are on track
- Reserves continue to be reviewed against the HOA Assets' yearly requirements; 2018 and 2019 contributions are adequate
- 2018 finds the HOA financially sound
- 2019 Budget has been approved by the HOA Board with a \$10.00 increase in the yearly dues
- A copy of the detailed 2019 Budgets can be found at the Taberna HOA website

INTRODUCTION of NEW COMMUNITY MANAGER

Community Association Management Services (CAMS), Cathy Wade, Community Manager, was introduced, replacing CAS as of December 1, 2018.

PRESIDENT'S SUMMARY of 2018

Bart expressed his personal gratitude and gratitude of the community to the current and members leaving the Board on December 31, 2018. Bart stated the Board members and Committee Chairs had worked on some very difficult issues this year and have done a great job.

- Fiscal responsibility is the priority of the Board. We are in covenant compliance, as the deficit of late and non-payment of dues is only 2.5%. Explanation of process for late and non-payment of dues.
- Covenant compliance – in the first 6 months CAS sent out over 400 notices non-compliance. There were three Adjudicatory Panel hearings all for boats or trailers.
- The HOA reserves were validated and updated. This work eliminates the only finding in the annual CPA audit.
- Roads.
 - Old Airport Road – design work is proceeding.
 - Taberna roads - City has surveyed all of the roads in Taberna. we have a number of roads that fall into the “poor” to “very poor” rating. The City is budgeting for this work.
 - US 70 NCDOT – It is not clear whether the bricks and iron fencing will survive. HOA will ensure measures necessary to insure it gets appropriate compensation.
 - Noise studies are under way by the City and once it is complete, the City will let us know.
- CAMS was hired as our new management company as CAS sent termination notice October 2018. CAS has had problems as it has been through 5 property managers for Taberna in 2 years.
- Development of the Taberna Townes area continues as a concern. Steps are underway to resolve use of Battlefield Trail. Once resolved, CresCom Bank will be able to sell the development to a developer.
- HOA Operations – we created a master schedule and a records retention policy. Out of date HOA files were destroyed.
- Building and Grounds is building a contractor database
- Hurricane Florence
 - NaturPark – sustained significant damage to the canoe launch, dock, boardwalk and entrance way
 - Todd Denson Park – debris removal, bridge and boardwalk repairs
- Yard Sale Committee headed by Dick Stern
- National Night Out
- Emergency Fund will be funded in 3 years or less back to the \$75,000 as a result of funds used for Hurricane Florence
- Landscape contracts will be put out for bid in the Spring for 2020 - 2021
- One Taberna Way – the Board is working on a formal rule that will define owner and HOA maintenance responsibilities.
- HOA insurance will be reviewed and bid in 2019.

ANNOUNCEMENT of ELECTION RESULTS FOR 2018-2019

Bart announced the election of the following individuals to the HOA Board: Bart Rovins, Joe Frangipane and Jazz Woodward. Officers will be elected at the end of the annual meeting and will be announced in the Taberna Tribune. Bart thanked the community for the confidence in the Board by re-electing the three (3) Board members.

OPEN FORUM (Q&A)

- Gail Tulley, 105 Neuchâtel Village inquired did she need approval for tree removal on her back boundary and stump removal in front yard. She was informed that the covenants are now back in place concerning her tree in the back yard, that Gordy and Mark are aware of the stump in the front yard and are taking quotes from several tree companies and should know something with the next couple of weeks.
- Penny Casewell, 201 Emmen stated that FEMA serviced our area very quickly and was wondering why that occurred. City takes care of that, Taberna HOA has nothing to do with that, so no direct answer.
- Don Hanson, 108 Berry inquired if covenants lifted due to Florence were back in effect or still lifted. As of December 15, all covenants regarding tree removal, trailers, vans, boats, etc. are back in full compliance.
- Isabelle Goldvarg, 113 Frieberg inquired of street signs peeling. This is City's responsibility.
- Lisa Cieszko, 100 Walden Rd inquired of CAMS – resale process of fees transferring and set amount. Cams response \$175.00 disclosure package and certificate of assessment.

THE NEXT ANNUAL MEETING is TUESDAY, DECEMBER 3, 2019 AT 7 p.m.

ADJOURNMENT

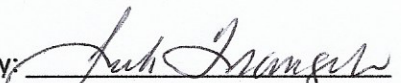
There being no further business, motion made, seconded and approved to adjourn the meeting at 8:05 pm. Motion passed unanimously.

NEXT MEETING

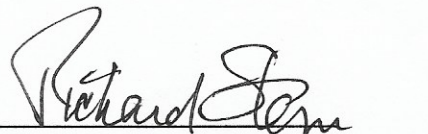
The next meeting of the Board of Directors is scheduled for Tuesday, January 22nd at 3:00 p.m.

Approved by the Board of Directors:

Submitted by:


Karen Mattingly, Secretary

Approved by:


Bart Rovins, President
for Bart Rovins

Date:

April 23, 2019

Date:

4/23/2019

Taberna Master HOA 2018 Treasurer's Report

Joseph Frangipane, Treasurer, reviewed the Financial Results

- 2018 Budget Forecast based upon the Actuals through November 2018 for the Master HOA and Sub-communities continue on track
- Hurricane Florence impacted the Emergency Fund
 - 2018 year-end Asset Projection, \$84,000
 - Projected expenditures total \$47,000
 - Tree removal - \$28,000
 - Dock and Launch - \$12,250
 - Miscellaneous and Contingency - \$6,750
 - Replenishment to \$75,000 level over three-years, \$10 Common Assessment increase
- Replacement Reserves continue to be reviewed against the HOA Assets
 - In 2018 assets were physically surveyed and audited
 - Replacement to be based upon "as-needed" basis rather than projected end-of-life
 - TDP Walkway/ Bridge - \$20,000 repair cost in lieu of \$65,000 replacement
 - 2019/ 2020 contributions are adequate
- Receivables being maintained at a manageable level; 27 accounts in delinquency resulting in slightly less than 2.5% across the HOA; 70% of arrears is attributable to six properties
- 2018 finds the HOA financially sound, confirmed by yearly independent audit, Balance Sheets through November 2018
- 2019 Budgets have been approved by the HOA Board
- 2019 Supplemental Dues for the Sub-communities have been updated to reflect Increases, Landscaping Contracts, and required Reserve Replacement Funds
- Landscaping Contracts for 2018 & 2019 were awarded in 2017 after HOA Board approval
- Taberna HOA Website –
 - Being maintained with information beneficial to the Community
 - Register to gain access to the Financials, Resident Directory, Minutes, etc.
 - Send an email to Tom Watson to be included in the Directory
- Transition to **Community Association Management Services, CAMS** (Cathy Wade discussion)
 - CAMS selected based on experience, local presence, reputation
 - Homeowner records migrated: name/ address/ emails/ phone numbers
 - Over \$625,000 in HOA assets transferred including bank accounts and CDs
- CAMS Homeowners Portal - Register to pay Common & Supplemental Assessment