



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
1310 Old Cherry Point Rd., New Bern, NC 28560
Tuesday, March 19, 2019**

CALL TO ORDER

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

ESTABLISH QUORUM

A quorum was established with six out of seven members present.

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

Members absent: Mark Eckert

Cathy Wade represented CAMS Management Service

Richard Turner – Architecture Control Committee Chair emailed his report

APPROVAL OF THE FEBRUARY 2019 MEETING MINUTES

Jazz Woodward moved to approve the February 26, 2019 Board of Directors meeting minutes as written. Motion seconded by Joe Frangipane. Motion passed unanimously.

COMMITTEE REPORTS

Architectural Control:

The following is Dick Turner's emailed report:

There was a total of 5 ACR's acted upon and approved.

- 2 tree removals due to storm damage
- 1 wetlands trimming (Packard)
- 1 fence installation
- 1 enclose an existing screened porch

Building & Grounds:

Gordy Barnes discussed the following areas:

1. Deferred to April Meeting - Slurry in Bowling Creek section
2. TDP bridge replacement – Waiting to hear from Bobby Cahoon re start date. The bridge access will need to be blocked for at least 1 week when construction begins.
3. OTW Roofs – Received bid from HRH. Bid recommends that roof for Bldg. 117/119 needs replacing ASAP. Roof for Bldgs. 101/103 and 105/107 should be replaced within the next 12 months.
4. Lawn Care Service in Abbingdon Woods section – Discussed potential issues re landscaping. No resolution at this time.
5. Deferred to April Meeting - Geneva Rd Common Area Flooding. Discussed possibility of bringing in a load of dirt to fill in low spots. Will get additional input from Mark Eckert next month.
6. Deferred to April Meeting – Mulching in playground area in DTP.
7. Closed Issue re Appenzell Lane.
8. Waiting for bids for landscaping re Florence destruction.

OFFICERS' REPORTS

Vice President:

1. Yard Sale – HOA will leave it up to the Yard Sale Committee re holding a sale in the Fall.
2. Dick Stern will complete The Weather Emergency Manual by the March 31, 2019 deadline.

Treasurer:

Joe Frangipane prepared a spreadsheet showing that all HOA Sub-communities are at or below budget as of the end of February.

Delinquency has been reduced from 60 to 30 accounts.

Joe will prepare and publish the Non-payment Delinquency Policy on the HOA website.

EZ Dock – Waiting for the insurance check covering repairs for the dock.

CAMS Manager Report:

Cathy Wade discussed the CAMS HOA Insurance Seminar conducted March 15th at CAMS Office in Morehead City. Jazz Woodward attended the meeting on behalf of the Taberna HOA.

President's Comments:

Deferred to May Meeting – OTW Maintenance Rule. Need to get input from the HOA attorney.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Adjudication Procedure – Discussed amending the Procedure based on Bart's April 1, 2019 letter. Bart Rovins made a motion to approve the April 1, 2019 policy. Motion was seconded by Jazz Woodward. After discussion, motion was passed unanimously.

EXECUTIVE SESSION

Discussed fees for violations.

ADJOURNMENT

There being no further business, Jazz Woodward moved to adjourn the meeting at 4:28 pm.

NEXT MEETING

The next meeting of the Taberna HOA Board of Directors is scheduled for Tuesday, April 23rd at 3:00 pm. Since both Karen and Jazz will be out of town on that date, Mark Eckert will take the minutes.

Approved by the Board of Directors:

Submitted by:

Jazz Woodward
Jazz Woodward, Secretary

Approved by:

Bart Rovins
Bart Rovins, President

Date:

April 23, 2019

Date:

4/23/2019

Taberna Master Home Owners Association
Treasurer's Report – Month-ending February 28, 2019

- Abbington Woods –
 - Income \$14,570 vs. Budget \$14,570
 - Expenses \$9,664 vs. Budget \$9,481
 - Grounds \$9,448 s. Budget \$9,481
 - Net Income \$4,940 vs. Budget \$4,798 = Variance \$142
- Boleyn Creek –
 - Income \$5,700 vs. Budget \$5,700
 - Expenses \$1,846 vs. Budget \$3,533
 - Grounds \$1,754 vs. Budget \$3,508
 - Net Income \$3,614 vs. Budget \$1,927 = Variance \$1,687
 - Late Landscape contractor billing
- One Taberna Way –
 - Income \$11,450 vs. Budget \$10,450
 - Expenses \$6,314 vs. Budget \$2,850
 - Grounds \$6,121 vs. Budget \$2,850
 - Net Income \$1,824 vs. Budget \$4,379 = Variance (\$2,555)
 - Early Landscape contractor application of pine straw
 - 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 \$1,940 vs. Budget \$1,940
 - Expenses \$1,013 vs. Budget \$530
 - Grounds \$1,005 vs. Budget \$530
 - Net Income (\$273) vs. Budget \$410 = Variance (\$683)
 - Drainage repair and pine straw
- Master Taberna HOA –
 - Income \$241,064 vs. Budget \$236,938
 - Expenses \$43,167 vs. Budget \$29,086
 - Grounds \$28,302 vs. Budget \$15,624
 - Administrative \$14,236 vs. Budget \$12,805
 - Administrative Expense \$1,049 vs. Budget \$350
 - Legal \$1,284 vs. Budget \$900
 - Bad Debt \$0 vs. \$0
 - Net Income \$197,898 vs. Budget \$207,852 = Variance \$9,954
 - Attorney Collection Fee received as Income
 - Late Fee and Interest Income
 - February application of pine straw budgeted as March expenditure
 - Equity –
 - Operating \$337,808
 - Replacement Fund \$170,592
 - Emergency Fund \$60,443

Taberna Master Home Owners Association
Treasurer's Report – Month-ending February 28, 2019

Accounts Receivable - Aging –

Accounts Receivable - Aging							
	January 31, 2019			February 28, 2019			
Community	Income	Aging	Percent	Income	Aging	Percent	Notes
ABW (62)	\$ 14,570	\$ 3,051	20.94%	\$ 14,570	\$ 1,540	10.57%	3 accounts/ 2 @ attorney, lien filed
BC (24)	\$ 5,700	\$ 769	13.49%	\$ 5,700	\$ 294	5.15%	1 account late supplement & fees
OTW (16)	\$ 10,450	\$ 7,305	69.90%	\$ 10,450	\$ 1,957	18.73%	2 accounts/ late supplement & fees
TL (6)	\$ 1,740	\$ -	0.00%	\$ 1,740	\$ -	0.00%	
TT (4)	\$ 1,840	\$ -	0.00%	\$ 1,940	\$ 485	25.00%	1 account late supplement
TM (823)	\$241,425	\$ 22,344	9.25%	\$241,125	\$ 13,531	5.61%	30 accounts late common & fees/ 2 @ attorney
TOTAL	\$275,725	\$ 33,468	12.14%	\$275,525	\$ 17,807	6.46%	

- 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

Taberna Master Home Owners Association
Treasurer's Report – Month-ending February 28, 2019

Date	Activity		Running Total	Balance
August 31, 2018	Cash-Emergency Fund Total			\$81,057.74
September 27, 2018	AP Payment: Albemarle Landscapes INC, Check #: 5640, Invoice #: 5661, Disaster Relief Tree Rmvl/Trimming Due To Hurricane Flo	(\$18,750.00)	\$62,307.74	
September 30, 2018	8010 - Transfer To Emergency Fund	\$666.67	\$62,974.41	
September 30, 2018	8030 - Transfer Interest To Emergency Fund	\$76.77	\$63,051.18	
September 30, 2018	Cash-Emergency Fund Total			\$63,051.18
October 10, 2018	AP Payment: Harry's Home Improvement, Check #: 5644, Invoice #: TM100918, Hurricane Cleanup	(\$3,060.00)	\$59,991.18	
October 15, 2018	AP Payment: Down to Earth Landscaping, Check #: 5648, Invoice #: TM092718, Storm Cleanup	(\$300.00)	\$59,691.18	
October 16, 2018	AP Payment: Edwards Pro Clean, Check #: 5654, Invoice #: 09439/2, hurricane clean up	(\$300.00)	\$59,391.18	
October 31, 2018	AP Payment: Young's Bush Hog Service, Check #: 5663, Invoice #: MISC100318, Misc. Common Area	(\$1,565.00)	\$57,826.18	
October 31, 2018	AP Payment: Chris Hamel, Check #: 5664, Invoice #: TM102618, Reimb -Roof Work Covered by HOA	(\$350.00)	\$57,476.18	
October 31, 2018	AP Payment: Mark Eckert, Check #: 5665, Invoice #: TM102618, Reimb -Fencing Materials	(\$232.42)	\$57,243.76	
October 31, 2018	8010 - Transfer To Emergency Fund	\$666.67	\$57,910.43	
October 31, 2018	8030 - Transfer Interest To Emergency Fund	\$66.07	\$57,976.50	
October 31, 2018	Cash-Emergency Fund Total			\$57,976.50
November 30, 2018	8010 - Transfer To Emergency Fund	\$666.67	\$58,643.17	
November 30, 2018	8030 - Transfer Interest To Emergency Fund	\$66.55	\$58,709.72	
November 30, 2018	Cash-Emergency Fund Total			\$58,709.72
December 27, 2018	John Carl Crossley - Check 1012 tree and shrub replacement Down to Earth Landscaping Inv # 21562	(\$1,800.00)	\$56,909.72	
December 31, 2018	Hunter Blake Toler - Check 1016 Tree removal at nature trail Crystal Coast Tree Service Inv # 403753	(\$950.00)	\$55,959.72	
December 31, 2018	4010 - Transfer To Emergency Fund	\$666.63	\$56,626.35	
December 31, 2018	4801 - Transfer Interest To Emergency Fund	\$32.32	\$56,658.67	
December 31, 2018	Cash-Emergency Fund Total			\$56,658.67
December 31, 2018	CAMS Closing Balance			\$58,742.04
January 01, 2019	Transfer to Emergency Fund	\$1,335.00	\$60,077.04	
January 01, 2019	Bank Interest	\$3.11	\$60,080.15	
January 16, 2019	Cincinnati Insurance	\$27,589.82	\$87,669.97	
January 17, 2019	Check 1025 Bobby Cahoon Construction, Inc. Inv # 011519 deposit for bridge repair	(\$1,770.00)	\$85,899.97	
January 31, 2019	Cash-Emergency Fund Total			\$85,899.97
January 31, 2019	CAMS Closing Balance			\$85,586.60
February 01, 2019	Transfer to Emergency Fund	\$1,335.00	\$86,921.60	
	Bank Interest	\$7.34	\$86,928.94	
February 11, 2019	Check 1045 Hunter Blake Toler - Inv # 021019 Tree removal additional	(\$1,390.00)	\$85,538.94	
February 18, 2019	Bobby Cahoon Construction, Inc. Inv # 7735 bridge repair	(\$17,396.00)	\$68,142.94	
February 22, 2019	Check 1045 Hunter Blake Toler - Inv # 022119 Tree removal, stumps and storm debris	(\$7,700.00)	\$60,442.94	
January 31, 2019	Cash-Emergency Fund Total			\$60,442.94
January 31, 2019	CAMS Closing Balance			\$60,442.90