



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
1310 Old Cherry Point Rd., New Bern, NC 28560
Tuesday, April 23, 2019**

CALL to ORDER Dick Stern called the meeting to order at 2:55 p.m.

ESTABLISH QUORUM

A quorum was established with 4 out of 7 members present.

Members present: Dick Stern, Joseph Frangipane, Mark Eckert (via phone), and Gordy Barnes .

Members absent: Bart Rovins, Jazz Woodward, Karen Mattingly

Cathy Wade represented CAMS Management Service

Also, in attendance was Richard Turner – Architecture Control Committee Chair

APPROVAL THE MARCH MEETING MINUTES

Joe Frangipane moved to approve the March 19, 2019 Board of Directors meeting minutes as written. .
Motion seconded by Gordy Barnes. Motion passed unanimously.

COMMITTEE REPORTS

Architectural Control:

Dick Turner indicated that there were 5 total Change Request Approvals the previous month. They were as follows:

1. 2 each tree removals
2. 1 each trimming of adjacent wetlands
3. 1 each enclose and existing screened porch
4. 1 each add an aluminum fence at back of property

Building & Grounds:

Mark Eckert and Gordy Barnes discussed the following areas:

1. C Gull has completed grinding the stumps in the common areas and they have been given a list of 12 residents who have stumps to be ground. They will contact them, visit and give quotes to each.
2. Now that the large stump is gone from the Todd Denson memorial, we should ask for volunteers to form a committee to redesign the area and present a plan to the board. MTE to send a tabmail soliciting members for this.
3. A Taberna map has been marked up with different colors, each denoting one of the 9 distinct communities that have their own landscaping contract. This is to be used when soliciting quotes for 2020-2021 contracts.
4. Need to select a Landscaper for the areas that were cleared out as a result of the hurricane with planting in the Fall.
5. Remaining Hurricane Florence work to be done to include: repair and install EZ Dock and repairs to the TDP fencing.
6. Bobby Cahoon assures us that the TDP golf cart bridge project is on their schedule and they will be calling us to start it any time now.

7. 5 Quotes were solicited for re-mulching TDP playground. Four quotes were submitted, \$5400, \$4800, \$1700 and Charlie Webb at \$1600. Approval for \$2000 was motioned by and seconded by Unanimous approval.
8. The RFPs for landscaping contracts are being revised by Mark and Gordy and should be ready for the May meeting. It was noted that the need for pesticide licenses and the ability to charge back to any contractor for any unsatisfactorily done work be included. Also noted that the "Contract #1" will need to be modified once construction on Rt 70 starts.

OFFICERS' REPORTS

Vice President:

There was discussion about revising the nomination forms. It was agreed to pick it up again at the next meeting.

A summary of the meeting in the Taberna Country Club by the City of New Bern about the plans for Old Airport Road was presented.

Treasurer:

Joseph Frangipane presented the month-ending March 31, 2019 Financials for the Taberna Master and Sub-communities, see attached. With the first quarter ending, the Financials remain favorable; Actuals are at or below the Budget through this period. The rate of delinquency continues to decrease as the late payments by homeowners of the Common and Supplemental Assessments catches-up. Four Homeowners contribute to more than \$3,000 of the Aging Accounts Receivable total, \$14,600. Legal action is being pursued to resolve these areas. The Emergency Fund Equity stands at \$61,800 inclusive of an insurance payment of \$27,600. To date, \$55,600 had been expended because of Hurricane Florence.

CAMS Manager Report:

Cathy Wade discussed

President's Comments:

Bart Rovins was absent, therefore, no report.

OLD BUSINESS

1. Boleyn Creek driveway complaint was discussed. A contractor has been contacted and will visit to inspect and submit a quote of any recommended work.
2. The complaint about standing water in the common area next to 100 Geneva has been dismissed as the homeowner was successfully able to sell the house and, now that we are no longer in a hurricane, no action is needed.
3. Playground mulch. See the above discussion in the Buildings and Grounds report.

NEW BUSINESS

It was noted by Cathy Wade that the board and committee members are covered with liability insurance.

Executive Session

The discussion about the 128 Walden Rd Adjudicatory Panel appeal was shelved until the May meeting when it is anticipated all board members will be present.

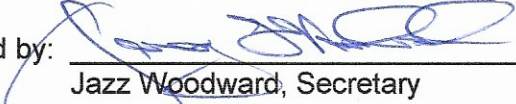
ADJOURNMENT


There being no further business, Joe Frangipane moved and Gordy seconded to adjourn the meeting at 4:11 pm. Motion passed unanimously.

NEXT MEETING

The next meeting of the Taberna HOA Board of Directors is scheduled for Thursday, May 16th at 3:00 pm.

Approved by the Board of Directors:

Submitted by: 
Jazz Woodward, Secretary

Approved by: 
Bart Rovins, President

Date: 5-16-19

Date: 5/16/19

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 \$100
 - Grounds \$265 vs. Budget \$100
 - Net Income (\$18) vs. Budget \$640 = Variance (\$658)
 - Accrued Income was not posted; incorrect Budget & 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
- Abbingdon 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

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

Emergency Fund Reconciliation –

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	
February 28, 2019	Cash-Emergency Fund Total			\$60,442.94
February 28, 2019	CAMS Closing Balance			\$60,442.94
February 01, 2019	Transfer to Emergency Fund	\$1,335.00	\$61,777.94	
	Bank Interest	\$74.43	\$61,852.37	
March 31, 2019	Cash-Emergency Fund Total			\$61,852.37
March 31, 2019	CAMS Closing Balance			\$61,852.37