



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
1310 Old Cherry Point Rd., New Bern, NC 28560
Tuesday, August 27, 2019**

CALL TO ORDER

Bart Rovins called the meeting to order at 3:05 p.m.

ESTABLISH QUORUM

A quorum was established with five of seven members present.

Members present: Bart Rovins, Dick Stern, Joseph Frangipane, Mark Eckert and Jazz Woodward.

Cathy Wade represented CAMS Management Service

Absent: Gordy Barnes, Karen Mattingly and Dick Turner (ACC)

APPROVAL OF JUNE & JULY 2019 MEETING MINUTES

Motion made and seconded to accept the minutes of the June and July Board meetings.

COMMITTEE REPORTS

Architectural Control:

The following is Dick Turner's report:

There was a total of 4 change requests that the ACC approved and are detailed as follows:

- 2 Whole house power generators
- 1 Tree removal
- 1 New construction at 210 Neuchatel Ct.

Building & Grounds:

Mark Eckert discussed the following areas:

1. Motion to ratify the earlier emailed votes re: Roof replacement of 101-103 Gallen at a cost of \$34,200 plus incidentals. Seconded by Joe. Motion was passed unanimously.
2. TDP Playground Mulching Update – Jazz emailed Mark and Gordy the form to request Marine volunteers to help in the mulch spreading. We will need approximately 10 wheelbarrows and rakes to move and spread the mulch.
3. Motion to replace Jim Young with Down-to-Earth. Seconded by Bart. Motion was passed unanimously.
4. Vacant Lot Maintenance Rules deferred to September meeting.
5. Taberna Townes Roof Inspection – Mark and Ras Holmes inspected the roofs. Roofs are in acceptable shape for their age and should be good for another 10-15 years. Projected expense in 15 years would exceed \$87,000.

6. One Taberna Way Roof Update – Homeowners' Budget Committee met earlier this month and agreed with the HOA Board that an increase in Supplemental Dues are in order to cover the cost of current and future roof replacement. Joe will work with the OTW Budget Committee to prepare a complete budget as soon as the landscape costs for 2020 are known.
7. Kriens Ct. Drainage – Deferred until the Board receives a quote from Hunter.
8. Landscape RFQ Update – One quote has been received thus far. CAMS sent out 11 requests with a September 15, 2019 deadline. Decisions will be made at the September Board Meeting.
9. Neighborhood Beautification Award – Mark accepted the award from the City. Photos of the award presentation will be posted on our HOA website and mentioned in the next Taberna Tribune issue.
10. Through Traffic Taberna – Currently there are signs within Taberna re: "No Through Traffic."

OFFICERS' REPORTS

Vice President:

No updates to report.

Treasurer:

Joe Frangipane analysis of the Master HOA and Sub-communities indicated the Financials are or below budget as of the end of July. Delinquency Aging continues a downward trend, is down from June 2019 - 4.3% to July 2019 - 3.5%. The Emergency Fund Expenditures as a result of Hurricane Florence continue; the total currently stands at \$58,973. The attached Treasurer's Report contains the details.

2018 Audit Review has been completed; the results are favorable. Joe will prepare a summary writeup for homeowners.

The 2020 Budget is set to be completed by October 15, 2019.

CAMS Manager Report:

1. Workers Compensation policy is now in force retroactively to April 1, 2019.
2. Mailbox Inspection – Cathy received most reports back from board members. CAMS sent out a sample mailing of 36 notices re a variety of issues. CAMS will continue to send out letters to homeowners who have mailbox issues.

President's Comments:

Bart nominated Pete Dillion for Neighborhood Watch Chairman. Seconded by Joe. Motion was passed unanimously.

OLD BUSINESS

Bart has received nominations for the four (4) Board vacancies for 2020. Cathy will do a blast Email as well as include Board Nominations on the CAMS Portal.

NEW BUSINESS

Spectrum Communications wants to make a proposal to begin offering services to Taberna homeowners. Bart will do the initial coordination with Spectrum.

EXECUTIVE SESSION

Taberna Townes update was discussed.

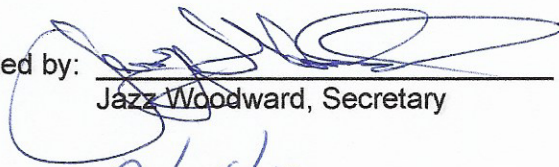
ADJOURNMENT

There being no further business, Jazz Woodward moved to adjourn the meeting at 4:58 pm.

NEXT MEETING

The next meeting of the Taberna HOA Board of Directors is scheduled for Tuesday, September 24th at 3:00 pm.

Approved by the Board of Directors:

Submitted by: 
Jazz Woodward, Secretary

Approved by: 
Bart Rovins, President

Date: 9/24/19

Date: 9/24/19

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

Year-to-Date Actuals vs. Budget Analysis –

- Abbington Woods –
 - Income \$44,841 vs. Budget \$43,710
 - Expenses \$33,284 vs. Budget \$33,435
 - Grounds \$33,068 vs. Budget \$33,335
 - Net Income \$11,557 vs. Budget \$10,275 = Variance \$1,282
 - Accrued income attributable to attorney & late income fees and interest, \$1,131
- Boleyn Creek –
 - Income \$17,583 vs. Budget \$16,380
 - Expenses \$11,160 vs. Budget \$12,854
 - Grounds \$10,764 vs. Budget \$12,779
 - Net Income \$6,423 vs. Budget \$4,246 = Variance \$2,897
 - Accrued income attributable to attorney & late income fees and interest, \$483
 - Late Landscape Contractor billing
- One Taberna Way –
 - Income \$32,964 vs. Budget \$31,350
 - Expenses \$16,464 vs. Budget \$18,475
 - Grounds \$16,271 vs. Budget \$15,175
 - Net Income \$16,499 vs. Budget \$12,875 = Variance \$3,624
 - Accrued income attributable to attorney & late income fees and interest, \$1,614
 - Late Landscape Contractor billing
- Taberna Landings –
 - Income \$5,327 vs. Budget \$5,220
 - Expenses \$2,196 vs. Budget \$2,535
 - Grounds \$2,180 vs. Budget \$2,485
 - Net Income \$3,132 vs. Budget \$2,685 = Variance \$446
- Taberna Townes –
 - Income \$5,885 vs. Budget \$5,820
 - Expenses \$2,603 vs. Budget \$2,405
 - Grounds \$2,595 vs. Budget \$2,105
 - Net Income \$3,285 vs. Budget \$3,415 = Variance (\$133)
- Master Taberna HOA –
 - Income \$252,155 vs. Budget \$243,692
 - Expenses \$109,400 vs. Budget \$138,082
 - Grounds \$70,167 vs. Budget \$86,236
 - Administrative \$51,701 vs. Budget \$48,342
 - Legal \$6,257 vs. Budget \$3,150
 - Bad Debt \$223 vs. \$2,000
 - Net Income \$126,620 vs. Budget \$105,610 = Variance \$21,010
 - Late Fees, Violation, and Interest Income, \$8,879
 - Late billing of Landscape Contractors
 - Under expenditure toward B&G Miscellaneous Maintenance, \$6,625
 - Equity –
 - Operating \$248,691
 - Replacement Fund \$177,540
 - Emergency Fund \$58,973

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

Accounts Receivable - Aging –

• **Summary Taberna Master HOA & Sub-communities –**

Through July 2019 the Financials remain favorable. Actuals are at or below Budget through this period. The rate of delinquency continues to decline. Eleven Homeowners contribute to 63 percent of the Aging Accounts Receivable total of \$11,936. Legal action is in the process or is being pursued to resolve these areas. The Emergency Fund Equity stands at \$58,973, inclusive of an insurance payment of \$27,600. Please note the \$2,490 difference comes from an incorrect posting not reflected in the Statement of Revenues and Expense to be corrected in August. To date, \$66,500 has been expended as the result of Hurricane Florence; little remains to be repaired or replaced.

Accounts Receivable - Aging						
	June 30, 2019			July 31, 2019		
Community	Income	Aging	Percent	Income	Aging	Percent
Abbingtion Woods (62)	\$29,140	\$1,980	6.79%	\$43,710	\$4,026	9.21%
Boleyn Creek (24)	\$11,400	\$682	5.98%	\$17,100	\$522	3.05%
One Taberna Way (16)	\$20,900	\$3,632	17.38%	\$31,350	\$2,356	7.52%
Taberna Landing (6)	\$3,480	\$373	10.72%	\$5,220	\$338	6.47%
Taberna Townes (4)	\$3,880	\$0	0.00%	\$5,820	\$512	8.80%
Taberna Master (823)	\$241,125	\$6,602	2.74%	\$241,125	\$4,182	1.73%
TOTAL	\$309,925	\$13,268	4.28%	\$344,325	\$11,936	3.47%

• **Abbingtion Woods –**

- Non/ late-payment of Quarterly Supplemental Assessment, \$2,281
- Two Homeowner accounts contribute \$2,026

• **Boleyn Creek –**

- Attributable to non-payment of Quarterly Supplemental Assessment, \$522

• **One Taberna Way –**

- One Homeowner account contributes \$2,227

• **Taberna Landing –**

- Attributable to non-payment of Quarterly Supplemental Assessment, \$338

• **Taberna Master –**

- Three Homeowner accounts, \$3,203
- Three violations/ fines, \$2,320; this is included in pending liens

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

Emergency Fund Reconciliation –

Date	Activity		Running Total
August 31, 2018	Cash-Emergency Fund Total		
September 27, 2018	AP Payment: Albemarle Landscapes INC, Check #: 5640, Invoice #:	(\$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		
October 10, 2018	AP Payment: Harry's Home Improvement, Check #: 5644, Invoice	(\$3,060.00)	\$59,991.18
October 15, 2018	AP Payment: Down to Earth Landscaping, Check #: 5648, Invoice	(\$300.00)	\$59,691.18
October 16, 2018	AP Payment: Edwards Pro Clean, Check #: 5654, Invoice #:	(\$300.00)	\$59,391.18
October 31, 2018	AP Payment: Young's Bush Hog Service, Check #: 5663, Invoice	(\$1,565.00)	\$57,826.18
October 31, 2018	AP Payment: Chris Hamel, Check #: 5664, Invoice #: TM102618, Reimb	(\$350.00)	\$57,476.18
October 31, 2018	AP Payment: Mark Eckert, Check #: 5665, Invoice #: TM102618, Reimb	(\$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		
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		
December 27, 2018	John Carl Crossley - Check 1012 tree and shrub replacement Down to	(\$1,800.00)	\$56,909.72
December 31, 2018	Hunter Blake Toler - Check 1016 Tree removal at nature trail Crystal	(\$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		
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	(\$1,770.00)	\$85,899.97
January 31, 2019	Cash-Emergency Fund Total		
February 01, 2019	Transfer to Emergency Fund	\$1,335.00	\$86,921.60
February 01, 2019	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	(\$7,700.00)	\$60,442.94
February 28, 2019	Cash-Emergency Fund Total		
March 01, 2019	Transfer to Emergency Fund	\$1,335.00	\$61,777.94
March 01, 2019	Bank Interest	\$74.43	\$61,852.37
March 31, 2019	Cash-Emergency Fund Total		
April 01, 2019	Transfer to Emergency Fund	\$1,335.00	\$63,187.37
April 01, 2019	Bank Interest	\$18.75	\$63,206.12
April 22, 2019	New Bern Electrical Cont Inc - dog park	(\$595.00)	\$62,611.12
April 22, 2019	Hunter Blake Toler - Tree removal, additional	(\$450.00)	\$62,161.12
April 30, 2019	Cash-Emergency Fund Total		
May 25, 2019	Transfer to Emergency Fund	\$1,335.00	\$63,496.12
May 31, 2019	Bank Interest	\$6.07	\$63,502.19
May 13, 2019	C Gull Tree Service - Stump Grinding	(\$1,400.00)	\$62,102.19
May 31, 2019	Cash-Emergency Fund Total		
June 25, 2019	Transfer to Emergency Fund	\$1,335.00	\$63,437.19
June 01, 2019	Bank Interest	\$175.18	\$63,612.37
June 07, 2019	Hunter Blake Toler - tree removal	(\$1,050.00)	\$62,562.37
June 12, 2019	John Reed - irrigation work	(\$280.10)	\$62,282.27
June 30, 2019	Cash-Emergency Fund Total		
July 25, 2019	Transfer to Emergency Fund	\$1,335.00	\$63,617.27
July 12, 2019	Bank Interest	\$55.94	\$63,673.21
July 02, 2019	Hunter Blake Toler - tree removal, additional	(\$4,700.00)	\$58,973.21
July 29, 2019	EX-Dock Repair	(\$2,490.58)	\$56,482.63
July 31, 2019	Cash-Emergency Fund Total		