



**2018 TABERNA ANNUAL HOMEOWNERS ASSOCIATION MEETING
BOARD OF DIRECTORS MEETING MINUTES
Creekside Elementary School
Tuesday, December 3, 2019 at 7:00pm**

CALL TO ORDER

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

ESTABLISH QUORUM

Jazz Woodward determined that a quorum had been established with 262 proxies received by the November 29th deadline.

The meeting was opened with the Pledge of Allegiance.

INTRODUCTION OF CURRENT AND RETIRING BOARD MEMBERS

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

APPROVAL OF 2018 ANNUAL MEETING MINUTES

Jazz Woodward requested that the 2018 Annual Meeting Minutes be approved.

David Skaggs moved to accept the minutes and Dan Friend seconded. Motion was unanimously carried.

TREASURER'S REPORT FOR 2019 & 2020 BUDGET

Joseph Frangipane, Treasurer, reviewed the Financial Results.

- 2019 Actuals vs. Budget Forecast, based upon the Actuals through November 2019, continues to be on track for the Master HOA and Sub-communities

- 2019 finds the HOA financially sound based on the yearly independent audit through December 2018
- 2020 Budgets approved by the HOA Board in October 2019
- Master HOA Common Assessment - \$300 per home and \$325 per home for lakefront property
- 2020 Sub-community Supplemental Assessments
 - Boleyn Creek - \$950
 - One Taberna Way - \$4,500
 - Taberna Townes - \$2,275
 - Abbington Woods - \$762
 - Taberna Landing - \$1,160
- Hurricanes Florence & Dorian impacted the Emergency Fund
 - Projected expenditures - \$81,000
 - Tree & debris removal, Tree & shrub replacement - \$46,500
 - Todd Denson Bridge/ Dock & Launch - \$28,000
 - Miscellaneous - \$6,700
 - Insurance Reimbursement - \$27,600
 - 2019 year-end Asset Projection - \$48,500
 - Budgeted funds will replenish the Emergency Fund to approximately \$75,000 in 2021
- Replacement Reserves continue to be reviewed against the HOA Assets
 - Replacement is based upon "as-needed" basis rather than projected end-of-life
 - 2020 / 2021 contributions are adequate
- Delinquencies, greater than 60 days, being maintained at a manageable level, approximately 1%; with 50% of the total delinquency attributable to six properties
- Community Association Management Services, CAMS
 - Transition completed with minimal difficulties
 - Homeowner records migrated/maintained - Name/ Address/ emails/ Phone Numbers
 - HOA assets transferred inclusive of Bank Accounts/ CDs
- Taberna HOA Website –
 - Being maintained with information beneficial to the Community
 - Covenants, By-Laws, Architectural / Covenant Compliance information

- Register to gain access to the Financials, Resident Directory, Minutes
- Send an email to Tom Watson to be included in the Taberna Directory
- CAMS Homeowners Portal – Owners can register to pay Common & Supplemental Assessments

PRESIDENT'S SUMMARY OF 2019

Bart expressed his personal gratitude and gratitude of the community to the current and Dick Stern Karen Mattingly and Mark Eckert who are leaving the Board on December 31, 2019.

- Fiscal Responsibility is the Board's number one priority. We will close 2019 with a 1% delinquency rate for accounts over 60 days. Six owners represent 50% of the 1% that is owned. All delinquencies are pursued in accordance with the established Collections Policy. We completed the transfer from CAS to CAMS with 100% accountability of funds and we received a clean audit following the transition to CAMS.
- Taberna Country Club – While the HOA has no direct connection with the Taberna Country Club, it remains an integral and vital part of community. We have responded to inquiries from prospective buyers, but other than that there is nothing to report.
- Taberna Roads – City is awaiting \$15M in storm reimbursements before making plans for road repaving
- Landscape contracts for 2020-2021 were approved and awarded. Key factors used by the Board in reviewing and awarding the contracts were risk management, locality of the contractor, cost and experience.
- Covenant enforcement resulted in 23 Adjudicatory Hearings in 2019. The majority of the violation notices from CAMS were for exterior maintenance, mailboxes, and landscaping.
- Prior Boards have struggled with interpreting the OTW Covenants as they pertain to the external maintenance that the HOA Board provides to the OTW owners, through the OTW supplemental dues. In 2019 a new Board rule was put in place that clearly defines an owner's and the Board's responsibilities for repairs.
- National Night Out – we have an opportunity to better show our community's support for police and first responders. For 2020, with Pete Dillon as Chair, our goal is to increase participation, especially for families with young children, by partnering with the Taberna Country Club and enhancing the food and activities.
- Taberna Townes – The issue preventing the sale to a developer is that Battlefield Trail, the ONLY road in, was built within the NC railroad's right of way; and therefore, the bank cannot convey clear title and cannot sell to a developer. CresCom has created a new alternative plat with space for a new 50' road parallel to BFT, but to date is not willing to pay to construct the new road. First face-to-face meeting with CresCom Bank, occurred in August; and discussions are on-going.

- Buildings & Grounds:
 - One Taberna Way – through the supplemental assessments paid by One Taberna Way owners, we replaced roofs on 6 homes with 4 more scheduled for 2020
 - Todd Denson Park - new playground mulch laid down; Rebuilt the bridge into the park from Emmen Road; fence repair is pending.
 - NaturPark – removed the destroyed shrubs along the entrance and replaced them with native species; Canoe dock that was destroyed by Hurricane Florence was rebuilt and the damaged launch repaired.
 - New plantings were installed along Taberna Way, Emmen Rd, and within the One Taberna Way Community.
 - The culvert separating Kriens Ct and Sellhorn was cleaned out.
 - Downed tree cleanup as a result of the storms in 2018 was completed.
- Christmas decorations – thanks to Suzanne and Bob Suva and to Laney and Keith Jason for maintaining and installing the decorations you see on the bridges around Taberna Way and Taberna Circle.

For 2020 we have the key goals or activities:

- Fiscal responsibility – continue to ensure the HOA receives all of the fees that are due.
- Covenant enforcement – with the assistance of CAMS, we will continue with our efforts to ensure our Covenants are enforced in an even-handed and equitable manner.
- Vacant lot maintenance – this is a work in progress that hopefully will be resolved before spring.
- HOA Insurance – this is a \$6200 expense that has not been reviewed in some time. We will audit our coverages to ensure that they are correct and then go out for bid on the updated coverages.
- Taberna Townes – while we don't control the process to resolve the use of Battlefield Trail, we will do our best to ensure this situation is resolved in such a way that the future Taberna Townes residents are not unreasonably impacted.
- Stormwater Permit Issues
 - In 2007, Taberna received a Stormwater Permit from NC Department of Water Quality. In November, we confirmed that Curb outlet drains are not permitted and that any existing drains are in violation of the permit. This opens the HOA and homeowners to potential fines.
 - Under the permit, it is a requirement that runoff from downspouts flow over 30' of pervious surface before reaching the streets because the street drains then flow into the wetlands and NOT the sewer system. According to the State, if allowed, curb drains could result in an over capacity situation for the street drains which would then contribute to flooding.

- Early in 2020, we will communicate with the 25 homes that have these drains and advise the owners on the steps they will need to take to bring the community into compliance with the permit.
- US 70/142 Project – we will ensure we receive appropriate compensation for any assets that are condemned by the State.
- Integrate the new Board members to ensure a successful transition and continuity when the terms of our Treasurer, Secretary and President end in December 2020.

ANNOUNCEMENT OF ELECTION RESULTS FOR 2018-2019

Bart announced the election of the following individuals to the HOA Board: Gordy Barnes, Rob D'Angelo, Jonathan Foster and Wayne Maruna. Officers will be elected following the annual meeting and will be announced in the Taberna Tribune.

OPEN FORUM (QUESTION & ANSWER)

Keith Jason at 213 Ticino Ct. informed the board of a correction regarding his address & phone number

Carolyn Perrito at 106 Ticino Rd. asked for a further explanation of the Emergency, Operating and Replacement funds. Joe Frangipane provided both balances and how those funds were utilized.

Annette Wachter at 105 Mellen Rd. asked what is being done to add additional lighting for dark areas along Taberna Circle and Taberna Way. Bart Rovins addressed the issue.

Jessica Veale at 106 Neuchatel asked about grace periods for covenant violations that were inherited from a previous property owner. Bart Rovins suggested that she communicate with CAMS and that CAMS will be happy to work with her after the courtesy letter has been received.

THE NEXT ANNUAL MEETING IS TUESDAY, DECEMBER 8, 2020 AT 7 PM.


ADJOURMENT


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 28, 2020 at 3:00 pm.

Approved by the Board of Directors:

Submitted by: 
Jazz Woodward, Secretary

Approved by: 
Bart Rovins, President

Date: JANUARY 28, 2020

Date: 1/28/20