



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
1310 Old Cherry Point Rd., New Bern, NC 28560  
Tuesday, February 25, 2020**

**CALL TO ORDER:**

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

**ESTABLISH QUORUM**

A quorum was established with seven of seven members present:

Bart Rovins	Rob D'Angelo
Joseph Frangipane	Wayne Maruna
Jazz Woodward	Jonathan Foster
Gordy Barnes	

Cathy Wade represented CAMS - Community Association Management Services  
Dick Turner represented Taberna Architectural Control Committee (ACC)

Jazz Woodward moved to accept the January 28, 2019 Monthly Minutes. Joe Frangipane seconded. Motion was unanimously carried.

**COMMITTEE REPORTS**

**Architectural Control:**

The following is Dick Turner's report:

There was a total of nine (9) Architectural Change Requests (ACR's) acted upon as noted below:

- 1 Stump removal
- 1 Paver walkway
- 1 All House generator
- 1 Enclose an existing screened porch
- 5 Tree removals

**Building & Grounds:**

Gordy Barnes discussed the following areas:

- One Taberna Way – Roof replacements for Building One (101-103 St Gallen Court)
- Gordy motioned that Building Three (109-111 St. Gallen Court) will be deferred until the end of 2020 if both homeowners agree in writing. Jazz seconded. Motion was unanimously passed.

- Property Maintenance Standards – Gordy discussed the problem with vines choking trees. If nothing is done, these trees will eventually decay and die. Bart motioned that Gordy get an estimate on the cost to eliminate these vines and that Gordy be authorized to spend a maximum of \$5,000 for this project. Motion was seconded by Gordy. Motion was unanimously passed.
- Vacant Lot Maintenance – Review of unsightly vacant lots by Gordy and Dick. Lot owners will be notified via letter from CAMS.

## **OFFICERS' REPORTS**

### **Vice President:**

Rob D'Angelo noted that there was no update re Battlefield Trail discussion at last board meeting.

### **Treasurer:**

Joe Frangipane summarized that the delinquency rate increased to 12% from nonpayment of annual and supplementary quarterly dues. See attached full Treasurer's Report.

### **CAMS Manager Report:**

Cathy discussed Taberna HOA Policies and that Joe and Karen Mattingly (Nationwide agent) will do an audit of our current HOA Policy to make sure the following areas are up to date:

- Worker's compensation
- General liability
- Directors and Officers coverage
- Property coverage for HOA assets

### **President's Comments:**

Bart Rovins discussed the following topics:

- Habit for Humanity – Re: Donation & Pickup. Consider date in April.
- Rob will conduct March 24<sup>th</sup> Board meeting and April meeting moved to the 21<sup>st</sup>.
- Other topics were discussed in Old and New Business.

## **OLD BUSINESS**

OTW and Taberna Townes (TT) - Evidence of Homeowner Coverage

- One homeowner in TT and one in OTW have not provided evidence of coverage.
- Refer this issue to the Adjudicatory Panel for resolution.
- Curb Drains – Letter to go out from CAMS on or about March 1, 2020 giving homeowners deadline of September 15, 2020 to correct their curb drain issues.

## **NEW BUSINESS**

Property Inspections of lots with Golf Course views – Dick will drive Kathy around development to audit properties.

**EXECUTIVE SESSION**

Discussion of property fences built without ACC approval.

One homeowner still has posts up after fence was taken down. If posts are taken down before March Board meeting, consider reducing accumulated fines down to \$1,000.

CAMS will send a letter re compliance of repairs. This will be discussed further at March Board meeting.

**ADJOURNMENT**

There being no further business, Jazz Woodward moved to adjourn the meeting. Seconded by Bart Rovins. Motion carried unanimously at 4:25 p.m.

**Approved by the Board of Directors:**

Submitted by: \_\_\_\_\_ Approved by: \_\_\_\_\_

Jazz Woodward, Secretary

Bart Rovins, President

Date: \_\_\_\_\_ Date: \_\_\_\_\_

**NEXT MEETING**

The next meeting of the Taberna HOA Board of Directors is scheduled for Tuesday, March 24 at 3:00 p.m.

**Taberna Master Homeowners Association**  
**Treasurer's Report – Month-ending January 31, 2020**

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

The beginning-year Financials are as expected; a high delinquency rate attributable to non-payment of Yearly and Quarterly Assessments. Actuals were favorable compared to the Budget; exceptions noted in Landscape Contracts with the spreading of pine straw earlier than planned.

**Delinquency –**

The expected beginning-year delinquency has seen an increase to 12%, \$33,700. This is primarily attributable to non-payment of Yearly and Quarterly Assessments, \$25,600. Five Homeowners contribute to the remainder, \$8,100; legal action is being pursued to resolve these areas.

**Accounts Receivable - Aging –**

<b>Accounts Receivable - Aging</b>							
<b>Community</b>	<b>December 31, 2019</b>			<b>January 31, 2020</b>			<b>Notes</b>
	<b>Income</b>	<b>Aging</b>	<b>Percent</b>	<b>Income</b>	<b>Aging</b>	<b>Percent</b>	
<b>Taberna Master (823)</b>	\$241,125	\$5,106	2.12%	\$241,125	\$25,887	10.74%	68 accounts, late assessment; two at attorney, liens filed/ pending, \$2,100; two compliance violations, \$4,700
<b>Abbington Woods (62)</b>	\$58,280	\$2,230	3.83%	\$11,811	\$3,084	26.12%	four accounts, late quarterly assessment; two accounts at attorney, lien filed/ in process, \$2,600
<b>Boleyn Creek (24)</b>	\$17,100	\$735	4.30%	\$5,700	\$925	16.22%	one account, late quarterly assessments; at attorney, lien filed, \$925
<b>One Taberna Way (16)</b>	\$41,800	\$0	0.00%	\$18,000	\$3,847	21.37%	four accounts, late quarterly assessments
<b>Taberna Landing (6)</b>	\$6,960	\$0	0.00%	\$1,740	\$0	0.00%	
<b>Taberna Townes (4)</b>	\$7,760	\$0	0.00%	\$2,275	\$0	0.00%	
<b>TOTAL</b>	<b>\$373,025</b>	<b>\$8,071</b>	<b>2.16%</b>	<b>\$280,651</b>	<b>\$33,743</b>	<b>12.02%</b>	

**Emergency Fund –**

Emergency Fund Equity at stands at \$53,600 inclusive of an insurance payment of \$27,600. To date, \$81,000 has been expended as the result of Hurricanes Florence and Dorian. Contributions in 2020 and 2021, \$32,000, will result in exceeding the Emergency Fund goal of \$75,000.

Taberna Master Homeowners Association  
Treasurer's Report – Month-ending January 31, 2020

**Year-to-Date Actuals vs. Budget Analysis –**

- Master Taberna HOA –
  - Income \$242,117 vs. Budget \$241,200
    - Additional income attributable to violation fees and bank interest, \$775
  - Expenses \$29,774 vs. Budget \$16,900
    - Grounds \$21,365 vs. Budget \$11,216
      - Landscape miscellaneous - pine straw, \$14,400
      - Delayed trimming along Emmen Road, \$2,870
    - Administrative \$7,646 vs. Budget \$5,360
      - Legal \$2,005 vs. Budget \$750
  - Net Income \$212,343 vs. Budget \$224,300 = Variance **(\$11,956)**
  - Equity –
    - Operating \$361,697
    - Replacement Fund \$168,205
    - Reserve Emergency Fund \$53,540
- Abbington Woods –
  - Income \$11,811 vs. Budget \$11,811
  - Expenses \$3,790 vs. Budget \$3,828
    - Grounds \$3,790 vs. Budget \$3,828
  - Net Income \$8,021 vs. Budget \$7,984 = Variance \$38
  - Equity –
    - Operating \$28,144
    - Reserve Replacement Fund \$46,049
- Boleyn Creek –
  - Income \$5,700 vs. Budget \$5,700
  - Expenses \$1,754 vs. Budget \$1,780
    - Grounds \$1,754 vs. Budget \$1,755
  - Net Income \$3,946 vs. Budget \$3,920 = Variance \$26
  - Equity –
    - Operating \$17,356
    - Reserve Replacement Fund \$11,202
- One Taberna Way –
  - Income \$18,000 vs. Budget \$18,000
  - Expenses \$4,825 vs. Budget \$1,997
    - Grounds \$4,825 vs. Budget \$1,997
      - Landscape miscellaneous - pine straw, \$3,400
  - Net Income \$13,175 vs. Budget \$16,003 = Variance **(\$2,828)**
  - Equity –
    - Operating \$17,512
    - Reserve Replacement Fund \$50,931

Taberna Master Homeowners Association  
Treasurer's Report – Month-ending January 31, 2020

**Year-to-Date Actuals vs. Budget Analysis – (continued)**

- Taberna Landings –
  - Income \$1,740 vs. Budget \$1,740
  - Expenses \$830 vs. Budget \$280
    - Grounds \$830 vs. Budget \$280
      - Early landscape miscellaneous - planting, \$600
  - Net Income \$910 vs. Budget \$1,460 = Variance **(\$550)**
  - Equity –
    - Operating \$4,906
    - Reserve Replacement Fund \$18,191
  
- Taberna Townes –
  - Income \$2,275 vs. Budget \$2,275
  - Expenses \$230 vs. Budget \$424
    - Grounds \$230 vs. Budget \$424
  - Net Income \$2,045 vs. Budget \$1,851 = Variance \$194
  - Equity –
    - Operating \$2,117
    - Reserve Replacement Fund \$10,175