



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
1310 Old Cherry Point Rd., New Bern, NC 28560
Tuesday, March 24, 2020**

(Meeting was conducted via Conference Call)

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 February 25, Minutes with Bart's corrections. Joe Frangipane seconded. Motion was unanimously carried.

COMMITTEE REPORTS

Architectural Control:

The following is Dick Turner's report:

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

- 2 Fence Installations
- 2 Tree Removals
- 1 Porch Enclosure
- 1 New Construction on Sursee Court
- 1 Storage Shed

Building & Grounds:

Gordy Barnes discussed the following areas:

- One Taberna Way Roof Update – The owners of #105 and 107 St. Gallen Court agreed to defer their roof replacement till Q4 2020.
- Boleyn Creek maintenance has been completed.
- Gordy will work with Dick and flood plain map to figure out areas which need cleanup
- Due to covid-19, the playground in Todd Denson Park will be cordoned
- HOA Property Maintenance Standards – Gordy received an estimate on the cost to eliminate tree vines; \$8,000 estimate was unanimously approved via email vote

OFFICERS' REPORTS

Vice President:

Rob D'Angelo noted that our HOA Attorney will setup a meeting with the following attendees re Battlefield Trail: City Council representative, Railroad representative, Historical Society representative and the Bank's Attorney.

Treasurer:

Joe Frangipane summarized that the HOA is on budget except for accelerated and unplanned landscaping. Legal fees are currently \$3,300 over budget. There are approximately 30 Master Accounts who are delinquent re: Annual dues. See attached full Treasurer's report.

CAMS Manager Report:

Cathy discussed that Taberna HOA Late Fees and Fines will continue for those in arrears.

Cathy has been in touch with our Insurance Agent re Directors and Officers coverage.

Review of CAMS Action Plans: CAMS will send a letter to residents that the Playground will be Off Limits effective immediately. Gordy will handle fencing off the playground. The Dog Park within Todd Denson Park will remain open as will the Naturpark, Canoes and Gazebo.

Action Items completed:

- Vacant Lot maintenance standard defined
- Board to enforce covenant re lot maintenance
- Addressed drainage concern at OTW re gutters, caulking, etc.
- Misc. cleanup at TL, Boleyn Creek, general drains running to curbs
- Letters to homeowners re Curb Drains was sent out earlier this month.
- Cathy has completed her inspection of the golf course lots and courtesy notices were sent.
- Installation of the new dog stations completed.
- CAMS have received evidence of insurance coverage from all the owners in Taberna Townes and One Taberna Way.

President's Comments:

Bart Rovins discussed that the property where our Fenced Entrance sits on the south-side, is owned by 971 Associates. We need to wait and let the state's condemnation process run its course and for the final designs of the US70/I42 before we can decide what, if anything, we can do to relocate the fence and ironworks.

OLD BUSINESS

Bart discussed the Curb Drain issue which was addressed above in Cathy's comments.

Gordy discussed the timeline for OTW roof replacements as follows:

- 117-119 & 121-123 St. Gallen Court should be repaired or re-roofed immediately (estimate at \$34,200/building)
- 101-103 & 105-107 St. Gallen Court should be replaced within 2020 (estimate at \$34,200/building)

- 109-111 & 113-115 St. Gallen Court should be replaced within the next 2-3 years (based on 8% inflation, estimated cost at \$37,278/building)
- 125-127 & 129-131 St. Gallen Court have approximately 6 years left on the shingles (unable to estimate cost this far out)

NEW BUSINESS

Gordy will be sending out the complete status for roof replacements.

EXECUTIVE SESSION

Discussion of a property owner who requested to be grandfathered re Curb Drain issue.
Exception was denied

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

HOA will investigate wetlands area coverage.

ADJOURNMENT

There being no further business, Jazz Woodward moved to adjourn the meeting. Seconded by Wayne Maruna. Motion carried unanimously at 3:57 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, April 21 at 3:00 p.m. in the HOA office unless otherwise notified.

Taberna Master Homeowners Association
Treasurer's Report – Month-ending February 29, 2020

Summary - Taberna Master HOA & Sub-communities –

Actuals were favorable compared to the Budget; exceptions noted in Landscape Contracts with the spreading of pine straw earlier than planned. The pruning of the Bradford pear trees, planting of shrubs, and landscape enhancements in Taberna Landing resulted in an unfavorable impact to the Budgets noted.

Delinquency –

The high delinquency rate experienced at the beginning of 2020 has decreased as a result of payment of Yearly and Quarterly Assessments; from 12% to 6.7%. Thirty unpaid accounts contribute \$9,500 (60%) to the total; four Homeowners contribute to the remainder, \$8,000 (40%); legal action is being pursued to resolve these areas.

Accounts Receivable - Aging –

| Accounts Receivable - Aging | | | | | | | |
|-----------------------------|------------------|----------|---------|-------------------|----------|---------|--|
| Community | January 31, 2020 | | | February 29, 2020 | | | Notes |
| | Income | Aging | Percent | Income | Aging | Percent | |
| Taberna Master (823) | \$241,125 | \$25,887 | 10.74% | \$241,125 | \$15,227 | 6.31% | 30 accounts, late assessment; two at attorney/ liens filed/ compliance violations, \$5,444; one account payment plan \$911 |
| Abbington Woods (62) | \$11,811 | \$3,084 | 26.12% | \$11,811 | \$2,476 | 20.96% | three accounts; one account at attorney, liens filed, \$1,498; one account, payment plan, \$854 |
| Boleyn Creek (24) | \$5,700 | \$925 | 16.22% | \$5,700 | \$1,226 | 21.50% | one account, late quarterly assessments; at attorney, lien filed, \$1,226 |
| One Taberna Way (16) | \$18,000 | \$3,847 | 21.37% | \$18,000 | \$0 | 0.00% | |
| Taberna Landing (6) | \$1,740 | \$0 | 0.00% | \$1,740 | \$0 | 0.00% | |
| Taberna Townes (4) | \$2,275 | \$0 | 0.00% | \$2,275 | \$0 | 0.00% | |
| TOTAL | \$280,651 | \$33,743 | 12.02% | \$280,651 | \$18,928 | 6.74% | |

Emergency Fund –

The Emergency Fund Equity at stands at \$55,000. As a result of Hurricanes Florence and Dorian a total of \$82,500 was expended; \$27,600 having been offset by an Insurance Payment. Planned contributions in 2020 and 2021, \$32,000, will result in the Emergency Fund exceeding the goal of \$75,000.

Taberna Master Homeowners Association
Treasurer's Report – Month-ending February 29, 2020

Year-to-Date Actuals vs. Budget Analysis –

- Master Taberna HOA –
 - Total Income \$243,717 vs. Budget \$241,200
 - Additional income attributable to collection/ late/ violation fees & bank interest = Variance \$2,592
 - Total Expense \$48,474 vs. Budget \$36,356 = Variance **(\$12,118)**
 - Grounds \$29,610 vs. Budget \$22,432
 - Front Entrance/ Designated Area Landscape = Variance **(\$11,646)**
 - Trimming Emmen Road and B&G Miscellaneous = Variance \$4,071
 - Administrative \$17,257 vs. Budget \$13,274 = Variance **(\$3,983)**
 - Legal \$4,786 vs. Budget \$1,500 = Variance **(\$3,286)**
 - Operating Net Total \$196,025 vs. Budget \$205,246 = Variance **(\$9,220)**
 - Equity –
 - Operating \$343,273
 - Replacement Fund \$169,005
 - Reserve Emergency Fund \$54,932
- Abbington Woods –
 - Total Income \$11,986 vs. Budget \$11,520
 - Total Expenses \$7,580 vs. Budget \$7,655
 - Grounds \$7,580 vs. Budget \$7,655
 - Operating Net Total \$4,406 vs. Budget \$4,157 = Variance \$250
 - Equity –
 - Operating \$25,529
 - Reserve Replacement Fund \$46,064
- Boleyn Creek –
 - Total Income \$6,001 vs. Budget \$5,700
 - Total Expenses \$3,508 vs. Budget \$3,535
 - Grounds \$3,508 vs. Budget \$3,510
 - Operating Net Total \$2,493 vs. Budget \$2,165 = Variance \$328
 - Equity –
 - Operating \$15,903
 - Reserve Replacement Fund \$11,204
- One Taberna Way –
 - Income \$18,000 vs. Budget \$18,000
 - Expenses \$6,300 vs. Budget \$3,993 = Variance **(\$2,307)**
 - Grounds \$6,300 vs. Budget \$3,993 = Variance **(\$2,307)**
 - Landscape miscellaneous - pine straw, \$3,400
 - Net Income \$11,730 vs. Budget \$14,007 = Variance **(\$2,277)**
 - Equity –
 - Operating \$16,067
 - Reserve Replacement Fund \$50,948

Taberna Master Homeowners Association
Treasurer's Report – Month-ending February 29, 2020

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

- Taberna Landings –
 - Total Income \$1,740 vs. Budget \$1,740
 - Total Expenses \$4,064 vs. Budget \$560
 - Grounds \$4,064 vs. Budget \$560 = Variance **(\$3,504)**
 - Landscape miscellaneous - Bradford pear pruning & shrubs/ enhancements, \$3,374
 - Operating Net Total **(\$2,374)** vs. Budget \$1,180 = Variance **(\$3,504)**
 - Equity –
 - Operating \$1,902
 - Reserve Replacement Fund \$18,194
- Taberna Townes –
 - Total Income \$2,275 vs. Budget \$2,275
 - Total Expenses \$1,315 vs. Budget \$848
 - Grounds \$1,315 vs. Budget \$598
 - Operating Net Total \$1,235 vs. Budget \$1,427 = Variance \$467
 - Equity –
 - Operating \$1,902
 - Reserve Replacement Fund \$10,177