



**TABERNA MASTER HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
1310 Old Cherry Point Rd., New Bern, NC 28560
Tuesday, April 21, 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	

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

COMMITTEE REPORTS

Architectural Control:

The following is Dick Turner's report:

There was a total of eight (8) Architectural Change Requests and one denial:

- 2 tree removals
- 1 fence installation
- 1 handicap ramp
- 1 satellite dish
- 1 landscape upgrade
- 1 flag pole
- 1 trampoline (denied due to being on a golf course lot)
- Lot No.523 decided not to build; Mailbox deposit will be returned, as well as \$700 Compliance Deposit

Building & Grounds:

Gordy Barnes discussed the following areas:

- One Taberna Way Tree Removal – Tree located between two units has sent roots into the foundation and crawl space of adjoining home and needs to be cut down. Cost will come out of OTW Supplemental Assessment
- Boleyn Creek Swale – Swale is not covered in 2020/ 2021 Landscape contract. Gordy will meet with contractor to get a quote

- Colonel Burgwyn Drive – This is a private street, but the city will install a road sign at the corner of Colonel Burgwyn Dr. and Battlefield Trail at a cost of \$150. Jazz motioned that the cost of sign be paid out of the Taberna Townes Account. Gordy seconded. Motion unanimously passed.
- Wind Damage – Numerous Wax Myrtles are down. Crystal Coast Tree Service will clean ASAP.

OFFICERS' REPORTS

Vice President:

Rob D'Angelo reported that there have been no new developments regarding the situation involving Battlefield Trail/ CNX Railroad/ CresCom Bank.

Treasurer:

Joe Frangipane summarized the HOA Financials through March 31, 2020. Actual expenses vs. planned budget are within plan with the exception of Taberna Master; this is attributable to earlier expenditures of Landscape Contract expenses, unbudgeted cleanup of the natural areas, legal fees, and administrative expenses.

Joe posed the following question to the board: Can the HOA foreclose for fines? Crystal will check with an attorney.

See attached full Treasurer's report.

CAMS Manager Report:

Crystal discussed the following action items:

- Action Plan
- Will complete a drive-through by April 25, 2020 to check for violations
- Letter will go out to vacant lot owners the week of April 27, 2020

President's Comments:

Bart Rovins had no additional comments at this time.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

No new business was discussed.

EXECUTIVE SESSION

The Board entered into a discussion of a pass due accounts.

ADJOURNMENT

There being no further business, Jazz Woodward moved to adjourn the meeting. Seconded by Wayne Maruna. Motion carried unanimously at 4:07 p.m.

Approved by the Board of Directors:

Submitted by: *Jazz Woodward*
Jazz Woodward, Secretary

Approved by: *Bart Rovins*
Bart Rovins, President

Date: April 21, 2020

Date: April 21, 2020

NEXT MEETING

The next meeting of the Taberna HOA Board of Directors is scheduled for Thursday May 21 at 3:00 p.m. in the HOA office unless otherwise notified.

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

Summary - Taberna Master HOA & Sub-communities –

Taberna Master shows an unfavorable situation attributable to earlier expenditures of Landscape Contract expenses. In addition, unbudgeted cleanup of the natural areas, legal fees, and administrative expenses were greater than budgeted. These areas need to be addressed in preparation of the 2021 Budget from the standpoint of timing and amount.

Actuals within the Subcommunities were favorable compared to their Budgets except for Taberna Landing. The pruning of the Bradford pear trees, planting of shrubs, and landscape enhancements in resulted in an unfavorable impact.

Delinquency –

The high delinquency rate experienced at the beginning of 2020 has decreased slightly from February; 6.7% to 5.2%. Twenty-four accounts, within the Master, have not paid the Yearly Assessment; these contribute 46% to the total Taberna Community delinquency. Four Homeowners contribute over 50% to the total as a result failure to pay assessments, fees and fines; legal action is being pursued to resolve these areas.

Accounts Receivable - Aging –

Accounts Receivable - Aging							
Community	February 29, 2020			March 31, 2020			Notes
	Income	Aging	Percent	Income	Aging	Percent	
Taberna Master (823)	\$241,125	\$15,227	6.31%	\$241,125	\$12,249	5.08%	24 accounts, Late Assessment, \$6,754 = \$5,529 + fees/ interest; Fines, \$5,558 = \$4,700 plus fees, one at attorney
Abbingtion Woods (62)	\$11,811	\$2,476	20.96%	\$11,811	\$1,034	8.76%	two accounts; one account at attorney, lien filed, \$498
Boleyn Creek (24)	\$5,700	\$1,226	21.50%	\$5,700	\$1,256	22.04%	one account, payment plan, \$536 one account, late quarterly assessment; at attorney, lien filed, \$1,256
One Taberna Way (16)	\$18,000	\$0	0.00%	\$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	\$18,928	6.74%	\$280,651	\$14,540	5.18%	

Emergency Fund –

The Emergency Fund Equity at stands at \$55,600. 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 March 31, 2020

Year-to-Date Actuals vs. Budget Analysis –

- Master Taberna HOA –
 - Total Income \$245,371 vs. Budget \$242,000
 - Additional income attributable to collection/ late/ violation fees & bank interest = Variance \$3,949
 - Total Expense \$72,933 vs. Budget \$53,111 = Variance **(\$19,821)**
 - Grounds \$46,705 vs. Budget \$33,648 = Variance **(\$13,057)**
 - Front Entrance/ Designated Area Landscape = Variance **(\$10,304)**
 - B&G Miscellaneous, cleanup natural areas = Variance **(\$6,365)**
 - Administrative \$23,839 vs. Budget \$14,489 = Variance **(\$5,350)**
 - Legal \$5,097 vs. Budget \$2,250 = Variance **(\$2,847)**
 - Administrative Expenses \$2,028 vs. Budget \$450 = Variance **(\$1,578)**
 - Supplies, postage, copy fees, etc. – **(\$1,578)**
 - Operating Net Total \$172,171 vs. Budget \$188,922 = Variance **(\$16,750)**
 - Equity –
 - Operating \$317,015
 - Replacement Fund \$170,040
 - Reserve Emergency Fund \$55,622
- Abbington Woods –
 - Total Income \$11,986 vs. Budget \$11,520
 - Total Expenses \$7,580 vs. Budget \$11,533
 - Grounds \$7,580 vs. Budget \$11,483
 - Operating Net Total \$4,116 vs. Budget (\$279) = Variance \$4,128
 - Equity –
 - Operating \$22,281
 - Reserve Replacement Fund \$46,080
- Boleyn Creek –
 - Total Income \$6,032 vs. Budget \$5,700
 - Total Expenses \$5,262 vs. Budget \$5,390
 - Grounds \$5,262 vs. Budget \$5,365
 - Operating Net Total \$770 vs. Budget \$310 = Variance \$460
 - Equity –
 - Operating \$15,605
 - Reserve Replacement Fund \$11,206
- One Taberna Way –
 - Income \$18,003 vs. Budget \$18,000
 - Expenses \$7,775 vs. Budget \$5,990 = Variance **(\$1,785)**
 - Grounds \$7,775 vs. Budget \$5,990 = Variance **(\$1,785)**
 - Landscape miscellaneous – pine straw **(\$3,400)**
 - Net Income \$10,255 vs. Budget \$12,010 = Variance **(\$1,785)**
 - Equity –
 - Operating \$17,967
 - Reserve Replacement Fund \$16,635

Taberna Master Homeowners Association
Treasurer's Report – Month-ending March 31, 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 \$840
 - Grounds \$4,064 vs. Budget \$840 = Variance **(\$3,224)**
 - Landscape miscellaneous - Bradford pear pruning & shrubs/ enhancements, \$3,374
 - Operating Net Total **(\$3,730)** vs. Budget \$900 = Variance **(\$3,224)**
 - Equity –
 - Operating \$1,962
 - Reserve Replacement Fund \$18,197
- Taberna Townes –
 - Total Income \$2,275 vs. Budget \$2,275
 - Total Expenses \$1,315 vs. Budget \$1,273
 - Grounds \$1,315 vs. Budget \$1,273
 - Operating Net Total \$960 vs. Budget \$1,002 = Variance **(\$42)**
 - Equity –
 - Operating \$2,169
 - Reserve Replacement Fund \$10,179