



**August 2014**  
**Minutes of Board of Directors Meeting**  
**Taberna Master Homeowners Association, Inc.**  
**August 26, 2014**

**Board Members Attending**

Gene Sharer	President
Louise Vondran	Vice-President
Craig Baader	Treasurer
Billy Gent	Asst Treasurer
Jean Hanson	Secretary
Lora Starr	Asst Secretary
Joe Kelly	Member at Large

**Committee Members Attending**

Joe Kelly  
Dick Turner  
  
**CAS**  
Michelle Massarelli

**Guests**

Steve Kaufman

**Call to Order**

The meeting was called to order at 3:00 pm by Gene Sharer, President.

**Establish Quorum**

Jean Hanson determined that a quorum was present.

**Minutes Review/Approval**

The approval of the July minutes was deferred until next month.

**Vice President Report**

Results of the homeowner's survey were previously emailed to the Board. One hundred seventeen responses were received and seven prizes were given out. Two thirds of the people responding were retired and three fourths of them belonged to Taberna Country Club. Louise Vondran said the use of the amenities in Taberna was impressive. Our biggest plus was the people living here and many of them walk the loop. She said that when she first moved here there were bear tracks on the Taberna Circle sidewalk. She suggested that these tracks be stenciled back on the sidewalk. She also felt that any funds used for the Nature Trail would be well spent.

The least favorite items were the speeding in Taberna and traffic violations. She recommended a letter be sent from the Board to Sgt Brown of the New Bern Police Dept. noting this was the number one complaint listed on the survey. Louise will draft a letter to Sgt Brown with a copy going to Nick D'Alessandro and Pat Schaible.

Dog issues continue to be a concern. Billy Gent will send a letter to the Taberna Tribune on dog etiquette asking them to print it.

Any negative comments will be given to the appropriate person to review.

Results of the survey concerning TCC were also shared with Dave Unsicker. The statistics will be given to the Shopper and Lisa Strickland. An article on the survey was sent to the Taberna Tribune to be included in the next issue.

Image Project – Louise will call a meeting of her committee. She also said to contact her if anyone had any ideas for the project. The committee will review comments from previous meetings and follow up on them if necessary. This project was not intended to last forever; Gene mentioned that the website issue still needs to be resolved. Billy Gent suggested testimonials could be linked to the website.

### Treasurer's Report

- All invoices submitted during the month have been processed and paid on a timely basis with the exception of an invoice from Kut-Rite for their monthly services to Boleyn Creek. CAS discovered that it had apparently been misplaced during processing and will expedite payment.
- Work continues towards the resolution of the two largest delinquent accounts. One homeowner has put the house up for sale and has assured us that it would clear all amounts due when settled. The other homeowner has been unresponsive to the proposal sent by Craige & Fox regarding their past due account. Unfortunately, there is very little legal leverage available since the house is upside down based on market value and the residents have no known appreciable assets to obtain in settlement of their account.
- Craig Baader reviewed accounts with balances above \$1,000 with our collection attorney. Data will be sent to the collection manager.
- Time alignment in paying invoices needs to be reviewed for the 2015 budget to eliminate expense variances in the earlier part of the year.
- CAS has completed the rollover of the maturing CD's and has reassigned accounts to provide the funds for the Taberna Landing roadway project last month. This assured the availability of the funding required for payment of the \$26,000 expense and the correct balances assigned to the appropriate replacement reserve accounts.
- We have continued the policy of only seeking legal action where there is a reasonable chance of account, fine and legal fee recovery. CAS is continuing to take the initial collection action which saves us significantly on each account that falls in arrears. Bonnie at Craige and Fox continues to initiate any required legal actions at significantly lower rates. She has also done a great job of communicating and identifying options available to the association. Use of Craige and Fox should significantly reduce our legal budget in future years and the amount accrued against delinquent accounts.
- OTW – Cost of requested landscaping will be reviewed with homeowners. Once they collectively decide on what they want, the appropriate adjustment will be made to the 2015 budget for their sub-association along with their dues. The required amount will not be taken from their annual replacement reserve contribution
- 2015 budget preparation has begun. Preview will be sent out before next month's meeting.

- It was noted as a point of information that \$3000 was spent on the trimming of the OTW common area.

### **Architectural Control Committee Report**

Eight change requests were approved.

- One lanai constructed over existing patio
- Four tree removals
- One roof replacement
- One satellite installation
- One to extend the driveway
- Home on Lugano is complete. Compliance deposit will be returned.

### **Building and Grounds Committee**

- Joe Kelly feels that the whole Nature walkway needs to be replaced, not just the 100 feet that was done. He will meet with his committee regarding this and get an estimate for the repair. He will send the estimate to Board members for approval before the next meeting. During the discussion it was noted that replacing elements of the existing structure is funded via the replacement reserves established. The approved extension of the nature walk previously discussed is funded via the operating budget.
- The owner of the lot next to the halfway house will get a letter from CAS informing him he will be charged for the cutting and trimming beginning next year.
- The landscaper mowing two vacant lots on Taberna Circle has been mowing the wrong lots because the signs on the lots were moved. A neighbor was mowing the lot he didn't cut. He is now mowing the correct lots.
- Taberna Landing paving invoice of \$24,965 has been paid to Garris Grading & Paving Inc.
- Taberna sign at south entrance has been replaced.
- New road sign posts need to be painted. City puts them in but HOA is responsible for painting. Joe will get price and work will be done.
- Unapproved signage at entrance of Taberna was also discussed.
- More mulch has been added to the playground.

### **Manager's Report**

- Violation summary was distributed and discussed.
- Dick Turner was asked to survey satellite dishes to see if location is acceptable.
- Renter with satellite dish agreed to plant two bushes. It has not been done. It was suggested that a letter be sent to the owner saying the bushes have not been planted. The fine will be reduced if the renters plant within thirty days; otherwise, the owner will be assessed the full amount.
  - Baader will draft the letter including the attorney fees. CAS will send the letter to the homeowner.
- Contractor signs at the left of Taberna entrance still need to be removed. CAS will contact contractor to take them down.

- Some of the commercial lots at the entrance have been cut; one lot still needs to be cut. Owner will be notified by CAS to complete the mowing.

### President's Report

- Gene Sharer met with Dave Unsicker, TCC, regarding the trees in front of the tennis courts, grass between the road and curbs and the recycle dumpster. Dave said he would add these items to his "to do list". Nothing has been done. Gene will send a letter asking for an update.
- Cleanliness of the HOA office was discussed. CAS will contact the property manager regarding this.
- Homeowner contacted Sharer regarding the Taberna signs. The signs are aging; some are faded, some bleeding. Kelly will review the signs to see what needs to be done.
- Turkey Trot will again be held in Taberna on Thanksgiving morning.

### New Business

- Steve Kaufman, website administer candidate, was introduced and gave the Board a short bio. A motion was made and approved to make him the new website administrator.
- John Serumgard, Jim Dugan and Bob Costanzo, were approved and seconded as the nominating committee for the 2015 Board. The terms of three of the Board members are up this year. Two will retire; the third is uncertain.
- An application will be sent to the school board to hold the 2014 Annual Board Meeting at Creekside School on December 11, 2014.
- Jean Hanson has agreed to work on the 2015 Taberna Directory. Information needs to go to the Shopper by October 17.

### Action List

- Sharer
  - Send a note to Taberna Tabmail asking anyone who would like to be on the 2015 HOA Board to contact a present Board member.
  - Send email to Dave Unsicker for update of HOA items added to his "to do list".
  - Send application to school board to hold annual meeting at Creekside School.
- Vondran
  - Draft a letter to Sgt Brown about the speeding and traffic violations in Taberna
- Baader
  - Draft a letter to the owner of the home with the satellite dish in the front yard and give to CAS.
  - Review OTW landscaping costs with homeowners.
- Kelly
  - Replacement of two dead trees on Emmen Rd delayed until fall.
  - Get one more bid for extending fence between Sellhorn and Emmen Rd
  - Meet with his committee about replacing the entire Nature walkway. Get bids and send to Board members for approval before the next meeting.
  - Get price for painting the new road signs

- Review Taberna signs to see what needs to be done to update them.
- Gent
  - Send a note to the Taberna Tribune on dog etiquette asking them to print it.
- Hanson
  - Responsible for the 2015 Taberna Directory.
- Turner
  - Survey satellite dishes to see if location is acceptable.
- CAS
  - Send letters to lot owners explaining the new policy for mowing empty lots.
  - Send a letter to the satellite dish homeowner.
  - Send a letter to the owner of the lot next to the halfway house informing him he will be charged for the cutting and trimming next year.
  - Contact owner of commercial property at front of Taberna to complete mowing.
  - Contact contractors to take down unapproved signs at Taberna entrance.
  - Send Sharer the proxy material that was sent out last year.
  - Get a Certificate of Insurance for Gene to secure the date for the annual meeting.
  - Contact the property manager of the TBOA office regarding cleaning.

**Announcements**

The next meeting will be Tuesday, September 23, 2014, 3:00 pm.

**Adjournment**

The meeting was adjourned at 5:00 pm.

Approved by the Board of Directors:

Submitted by: Jean Hanson  
Jean Hanson, Secretary

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

Approved by: Gene Sharer  
Gene Sharer, President

Date: 9/23/14



**Taberna Master Homeowners Association, Inc.**

**Monthly Board of Directors Meeting**

**Tuesday, August 26, 2014**

**Agenda**

<b>Call to Order</b>	Gene Sharer
<b>Establish Quorum</b>	Jean Hanson
<b>Approval of July 22, 2014 Minutes</b>	Lora Starr
<b>Officer's Reports</b>	
<b>Vice President Report</b>	Louise Vondran
Survey Summary	
Further Image Project Actions	
<b>Treasurer Report</b>	Craig Baader
<b>Committee Reports</b>	
Architectural Control	Dick Turner
Building & Grounds	Joe Kelly
Finance	Billy Gent
Others	as needed
<b>Manager's Report</b>	Michelle Massarelli
Property Owner action status	
Lien Status	
Covenant Violations	
Satellite Dishes – screening, approval process	
Adjudication Committee Schedule	
<b>President's Comments</b>	Gene Sharer
TCC GM Dave Unsicker Meeting	
Office Lease & Services	
Taberna Signs – Neighborhood & Entrance	
New Speed Sign Posts	
Thanksgiving Day Turkey Trot	
<b>Old Business (not previously covered)</b>	
Review of action items from prior meeting(s)	Jean Hanson
Lot mowing review & clarification	Gene Sharer
113 Geneva Road update	Billy Gent
<b>New Business</b>	
Nomination Committee Establishment	Gene Sharer
John Serungard, Jim Dugan, Bob Costanzo	
Annual Meeting Date (December 11, 2014)	Gene Sharer
Preparation for the 2015 Directory	Louise Vondran
Web Site Administrator Replacement	Gene Sharer
(Steve Kaufman) (4:30 PM)	

**Next Meeting**  
**Adjourn**

**3:00 PM September 23, 2014**

Rev2

**TREASURER'S REPORT**  
**BOARD MEETING – August 26, 2014**

**OPERATING REPORTS:** The 7/31/14 Operating reports were submitted by CAS on 8/12/14. All invoices submitted during that month have been processed and paid on a timely basis with the exception of an invoice from Kut-Rite for their monthly services to Boleyn Creek. Michelle discovered that it had apparently been misplaced during CAS processing and will expedite payment.

	YTD	
	<u>Income/Loss</u>	<u>Variance</u>
Master	\$94,087.17	\$15,922.77
AW	\$14,073.12	\$5,280.20
BC	\$6,724.30	\$3,427.54
OTW	\$5,273.74	\$130.32
TL	\$1,530.27	\$487.77
<b>Total</b>	<b>\$121,688.60</b>	<b>\$25,248.60</b>

**Comments regarding Operating reports:**

The variances during the month were negligible once again as the expenses are aligned with the budget spread. Any negative variances in the master and sub-associations are still more than offset by the positive variances in other accounts that resulted in a positive year to date variance of \$15,922.77 for the Master HOA and combined \$25,248.60 for the Master and all sub-associations.

**Expenses:** Taberna Master and Sub-Associations: Expenses remain within the overall budget for all communities although there continue to be the expected offsetting overruns/underruns for unanticipated expenses. The charging errors noted last month between the sub-association and the master accounts were corrected in the July statements. We continue to work towards the resolution of the two largest delinquent accounts within the coming months as the homeowner in OTW has put their house up for sale and has assured us that it would clear all amounts due when settled. Unfortunately, Mr. and Mrs. Anderson have been unresponsive to the proposal sent by Craig & Fox regarding their past due accounts. I just had a conference call with our collection attorney and collection manager (Katie) regarding this and the other cases with balances above \$1,000.

**BANK ACCOUNTS/Reconciliation:** Lou has completed the rollover of the maturing CD's and has reassigned accounts to provide the funds for the Taberna Landing roadway project last month. This assured the availability of the funding required for payment of the \$26,000 expense and the correct balances assigned to replacement reserve accounts.

**EMERGENCY FUND:** The balance stands at \$42,363.68 as of 12/31/13. The remaining \$8,000 is accounted for in our statements and the transfer to the balance sheet at year end. This will bring the fund back to the established goal of \$50,000.

**HOA INVOICES:** Aside from the one invoice from Kut-Rite noted above, all invoices have apparently been paid and the payment processing time remains very short < 10 days.

**Legal Fees:** We have continued the policy of only seeking legal action where there is a reasonable chance of account, fine and legal fee recovery. CAS is continuing to take the initial collection action which saves us significantly on each account that falls in arrears. Bonnie at Craige and Fox continues to initiate any required legal actions at significantly lower rates. She has also done a great job of communicating and identifying options available to the association. (telecom at 1 pm on 8/26)

**One Taberna Way:** Bob Lande and I will meet with the OTW residents on Sept 5<sup>th</sup> to identify the items for which they requested cost data. His group has submitted an evaluation of the current lawns and shrubbery surrounding OTW and requested a number of updates/changes for the future. Joe Kelly has provided this information to Citywide, who is working up an estimated cost for the updates. This information along with other unbudgeted items will be priced in preparation for the meeting (power washing driveways, power washing gutters and downspouts, etc.).

**2015 Budget Preparation:** Bill Gent and I met earlier today and had our first discussions regarding the 2015 budget. An initial budget estimate will be generated within the next two weeks prior to the Finance Committee meeting. The final budget will obviously be impacted by the OTW decision, but this will only impact the one sub-association budget and will be available in plenty of time for us to finalize the comprehensive budget. The replenishment reserve amounts will also be reviewed and adjusted for the actions taken in 2014 (i.e. nature park and Taberna Landing roadway expenses).



**Taberna Violations Summary As of August 25, 2014**

<u>Violation</u>	<u>Number YTD</u>	<u>In Compliance</u>	<u>% Complied</u>
Trash Recepticle	21	21	100%
Boats and Trailers	30	26	87%
Lot Maintenance	18	6	33%
Property Maintenance	87	65	75%
Yard Maintenance	32	28	88%
Home Business	0	0	0%
Signage	17	16	94%
Noise Complaint	0	0	0%
Basketball Goals	0	0	0%
Satellite Dish	2	1	50%
ARC Default	0	0	0%
<b>Total</b>	<b>207</b>	<b>163</b>	<b>0.787439614</b>

**Hearing Notification**

407 Neuchatel      Property Maintenance - *cleared*  
 512 Neuchatel      Lot Maintenance      *Sideing pressure washed*  
 417 Neuchatel      Property Maintenance      *she called and said would have it cleared. - done on 8/26*  
    *still needs to clean gutters*

**Satellite Dishes:**

- 104 Emmen 2nd dish not screened
- 108 Emmen
- 106 Lugano
- 106 Appenzell
- 202 Walden
- 204 Walden

Status of 113 Geneva?



**Taberna Homeowners' Questionnaire Results**  
**August 2014**

117 responses out of 720	=	16%
Employed (39)	=	33%
Retired (78)	=	67%
Families with Children (18)	=	16%
Own (107)	=	91%
Rent (8)	=	7%
? (2)	=	2%
Military (57)	=	49%
Active (9)	=	16%
Army (23)	=	40%
AirForce (10)	=	18%
Marine (13)	=	23%
Navy (10)	=	18%
Guard (1)	=	1%
Club Members (89)	=	76%
Golf (70)	=	80%
Tennis (13)	=	15%
Pool (48)	=	55%
Dining (88)	=	98%
Cards/Games (34)	=	39%
Special Events (66)	=	76%
Nature Trail (35)	=	30%
Canoe (17)	=	15%
Walking (89)	=	76%
Play Area (23)	=	20%
Dog Park (26)	=	23%
Soccer (5)	=	4%
Bocci (7)	=	6%
TabMail (104)	=	89%
Taberna Tribune (115)	=	98%
Taberna Life (110)	=	94%

## A REPORT ON THE RESULTS OF THE THOA COMMUNITY QUESTIONNAIRE

By Louise Vondran

Thank you to all who completed our Community Questionnaire. We received 117 responses which is enough to qualify from a statistical point of view as "reliable". The results show that 67% of our residents are retired with 33% of respondents listed as employed. Families with children make up 16% of the community. Forty-nine percent of our residents have some type of military background with 16% of these serving on active duty. Ninety-one percent of the respondents own their home. Ninety-eight percent of us read the Taberna Tribune, 94% read Taberna Life and 89% are members of TabMail\*.

For those of you who like more detail, following are some charts which may be of interest. When respondents answered "yes" to the following categories the breakdown of their participation was as follows:

Military by Branch	Country Club Activity	Utilization of Community Amenities
40% Army	98% Dining	76% Walking
23% Marine	80% Golfing	30% Nature Trail
10% Air Force	55% Pool	23% Dog Park
10% Navy	39% Cards/Games	20% Play Area
2% Guard	15% Tennis	15% Canoe

The essay sections of the questionnaire provided some good insights as well. An overwhelming number of responses to the "favorite thing" about living in Taberna included the people, neighbors and friends within the community. Also cited in this category were the beauty of the neighborhood and our quiet, peaceful and safe environment. Issues involving the active lifestyle offered within Taberna were also mentioned quite a few times....these include golfing, walking the loop and the nature trail. The most frequently cited "least favorite thing" was the speeding on our roads. A close second in this category was the lack of people picking up after their dogs. Interestingly, the Taberna Covenants were mentioned several times in both the "favorite" and "least favorite" categories.

The THOA Board plans to look at all the results in detail, address specific issues where appropriate, and determine where best to put our efforts to maintain and improve our community. Some things, however, I don't think the Board will be able to address include the heat in the summer, the distance between Taberna and your family or "the grumpy old people".

Thanks again!

\*If you would like to become a member of TabMail send an email to Wayne Maruna at: [Wamaruna@suddenlink.net](mailto:Wamaruna@suddenlink.net). If you would like to be listed in the Taberna Directory send an email to Tom Watson at: [Tomandelleng8r@gmail.com](mailto:Tomandelleng8r@gmail.com).

**TABERNA HOMEOWNERS ASSOCIATION  
COMMUNITY QUESTIONNAIRE**

*(After completion, please drop this questionnaire in the box in the foyer of the Country Club or bring it to the Taberna Life Fiesta on July 26th or to the National Night Out on August 5<sup>th</sup>)*

1. How many members in your household?
  - Adults \_\_\_\_\_
  - Children \_\_\_\_\_
  
2. Do you own or rent your home here in Taberna? \_\_\_\_\_
  
3. Which of the following best describes your household employment status?
  - Employed? \_\_\_\_\_
  - Retired? \_\_\_\_\_
  
4. Military Service (Y/N)? \_\_\_\_\_
  - Branch \_\_\_\_\_
  - Active (Y/N) \_\_\_\_\_
  
5. Are you a member of Taberna Country Club? \_\_\_\_\_ If so, which amenities do you participate in?
  - a. Golf \_\_\_\_\_
  - b. Tennis \_\_\_\_\_
  - c. Pool \_\_\_\_\_
  - d. Dining \_\_\_\_\_
  - e. Cards/Games \_\_\_\_\_
  - f. Special Events \_\_\_\_\_
  
6. Which community amenities do you take advantage of?
  - a. Nature Trail Hiking \_\_\_\_\_
  - b. Canoeing \_\_\_\_\_
  - c. Walking \_\_\_\_\_
  - d. Todd Denson Park
    1. Children's Play Area \_\_\_\_\_
    2. Dog Park \_\_\_\_\_
    3. Playing Field \_\_\_\_\_
    4. Bocci Court \_\_\_\_\_
  
7. Are you a member of TabMail? \_\_\_\_\_
  
8. Do you read the Taberna Tribune? \_\_\_\_\_
  
9. Do you read Taberna Life Magazine? \_\_\_\_\_

10. What is your favorite thing about living in Taberna?

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11. What is your least favorite thing about living in Taberna?

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12. Would you be interested in serving your community by participating in any of the following?

- Taberna Homeowners Board of Directors \_\_\_\_\_
- Adjudicatory Panel \_\_\_\_\_
- Architectural Control Committee \_\_\_\_\_
- Building & Grounds Committee \_\_\_\_\_
- Crime Watch Committee \_\_\_\_\_
- Finance Committee \_\_\_\_\_
- Naturpark Committee \_\_\_\_\_
- Website Administration \_\_\_\_\_
- Welcome Committee \_\_\_\_\_
- Other \_\_\_\_\_

Comments:

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NAME: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

FAVORITE THING ABOUT LIVING IN TABERNA

Quiet

Beautiful Neighborhood

Friendly people/walking loop

Covenants keeps neighborhood looking good; Golf course; good people - social opportunities

Beauty, entrance, Taberna wrought iron fence, landscaping, homes very well kept

The many nice people

Taberna CC and socializing

Attractive peaceful upscale neighborhood. Particularly minimal traffic. Golf Course

Location, Friends, Club, Golf

Location, Covenants, friendly and quiet

Our neighbors and friends - Golf Course

The common grounds and our neighbors

The friendliness, walking trail, beautiful community

People, maintenance of facilities

Back in our section - Very peaceful, quiet, very private

Friends

Hospitality has been great; neighborhood is so ????

The support of wonderful community members

Sidewalk around the circle for walking

The people

Safe, nice neighbors, clean/neat properties. Dunkin Donuts close by!

Wonderful neighbors & friends. Beautiful area. Lots going on in and around area

Close community to socialize

Friendliness of people

The friends we have made. Convenience of living in a community

The loving, caring, delightful people and the beauty of our area

The people, the beautiful look of Taberna, club house. Location to downtown and coast

Location which makes Taberna the perfect place to meet our needs

Very well kept properties. Calm, quiet, safe, good school

Walking, sidewalks and neighborhood/homes

The people and activities in community. Appearance of the community

It is well kept and quiet

Quiet, well-maintained homes/yards, neighbors, sidewalks, location  
Community is well maintained by owners and landscaping is generally well done  
Active/vibrant community. CC. People/beautiful neighborhood  
Getting to know our neighbors  
Pride and attractiveness of the community  
Nice community; well cared for; mostly friendly people  
Golf, people  
The community  
Quiet, grounds are well kept, once you hit the front gate "you are home"; family  
Variety of people. Neat nicely landscaped properties; covenants enforced  
Covenants are enforced, good neighbors, walking the circle, well-maintained properties  
Beautiful community; residents are very friendly; convenient location  
People and maintenance of buildings and grounds  
Friendly people from all over the country. Area is beautiful and lovely due to HOA  
Just love it....people  
It's pretty - the sidewalk allows for safe walking  
Quiet friendly neighborhood  
Pristine neighborhood and very friendly people  
Feeling safe because of good people who live here  
Active lifestyle  
Neighbors, golf  
The openness of residents. Positive support of most residents who want to keep Taberna's image positive  
Fairly strict covenant enforcement. Reasonably well-maintained grounds  
Covenants enforced. Great for running & biking. Great community for dog walking/sitting. TabMail  
Beautiful walking trail  
Active lifestyle community  
The neighbors, amenities, beauty of the neighborhood  
Well managed neighborhood and living in historic New Bern where there is lots to do. Also, the mix of generations  
The people  
Beautiful neighborhood and walking the Taberna loop  
Closeness to downtown and friendliness of neighbors  
Everything  
Friendliness - safety - beauty  
Quiet living

Quality of life, quality of its residents

Friendly neighbors and mixture of retired and working. Upkeep of covenants. Wildlife. Walking situation. Canoes

Safe, well maintained common areas, nice neighbors

The feeling of a "small town" neighborhood along with the friendly residents

Great neighbors, HOA, golf course

Beautiful setting

Beautiful surroundings, the people, golf and the walking trail

Nice neighborhood

Clean, controlled community

All the nice people

Friendly neighborhood

The friendliness and support of community - it is well maintained

Having and enjoying all that God's Blessings

Golf

People of all ages (young and old)

I love the community golf course and neighborhood

Neighborhood feel. Friendly community

Spending time on the golf course. HOA keeps most properties in check

Quiet, Golf course

The friendly people, now wonderful golf course, manicured lawns, appearance of homes

My neighbors - so welcoming

Sidewalks and beautification. Pool convenience

The beautiful surroundings and nature trail

Security, piece of mind, easy living

My neighbors

Wonderful neighbors, quiet peaceful surroundings

The people, walking, golf, eating

Neighbors and everything

Good neighbors and lots of activities

Friendly people, landscaping, closeness to town, golf, club dining and other special events

Golf, people

Well maintained homes and grounds. Safe neighborhood

Everything is always so well maintained. Neighbors are super friendly

Golf community. Living in a well maintained area



Golf course and pool

We have the best neighbors both young and old. It is clean and doesn't have old broken down cars

Golf, dog park and great people

The pool and walking trails and dog park and playground

Love the safe atmosphere

Well kept community, caring people

Attractive neighborhood, properties well maintained, convenience to shopping

LEAST FAVORITE THING ABOUT LIVING IN TABERNA

Too Pristine

The grumpy old people

Restriction from garage/yard sales. TabMail has become a virtual yard sale

Speeding Cars

Wish vacant lots were mowed more

Need better specialty food shopping/deli, etc.

Lack of verbal outreach. Some Clickiness

Tendency for people to excessively exceed speed limit on Taberna Way

Club house is too small. You didn't recycle at this event

Wish pool was part of HOA. Sometimes people are attackers on TabMail. Not much for teenagers

Distance from family

Exclusivity of Club

No sidewalks on Emmen Rd. Golf course common areas not maintained

Non-road repair, runners running on roads, covenant ignorance

People who don't pay attention to speed limit on Taberna Way

Lingering concerns about the financial health of the golf course

Limitations on fencing of back yard....we have a dog

Dining room/bar arrangement. A little more curb trim in front of hole 16

Too many barking dogs

Drivers not respecting 25-35 mph on roads

You have to join the club to use the swimming pool

Too far from family

Wish there was a better way to find the same age children for my boys to play with

Golf course does not edge or mow outer areas

Common area not well kept by HOA contractors, no sidewalks throughout Taberna

Some of the HOA rules re home parties/yard sales

August!

Wish there were more restaurants and shopping near Taberna

No stores

Little too quiet sometimes

HOA fees

Wish there was a better connection between club and community

Using TabMail for what it was not intended - sharing personal beliefs and gossip  
Roads are looking "not so good" which isn't good for resale and aesthetics  
Taberna is not well connected with the city of New Bern even though many residents volunteer in the community  
Some HOA restrictions are over the top esp. building restrictions  
Too far from the grandchildren  
Traffic via Old Airport Rd.  
At times being perceived as a snob community of rich people by the rest of New Bern  
Heat  
Townhouse owners have little say in their sub HOA  
Sometimes TabMail. Dog poo on the walkway  
The uneven roadway on Boleyn Loop after repairs were made last year  
Vehicles exceeding speed limit & ignoring stop signs. Areas that are not regularly maintained  
4-way stop Taberna Way and Geneva Rd. - too many people forget to stop  
Distance to town  
No place to meet with groups  
Dues too high for services rendered. St. Gallen Ct. landscaping is a disaster. Ready to happen and in some cases happening  
Too many restrictions on the townhome owners  
Men are catered to before women as far as club house is concerned  
Lack of shopping options in James City  
The total ban on garage sales. There should be 1-2 community wide sales/year  
Would like Club to be more of a hanging out place  
Upkeep of rental properties  
Trash discarded in the wetlands and dog waste left by owners  
Twice a month reviews are not adequate. HOA needs to address TCC about continuing maintenance problem  
Include article in Taberna Tribune with a clean-up message "Please shut the gates when you leave dog park"  
Wish we could have been a gated community for security reasons  
People who don't clean up after their dogs while walking the circle  
People who leave full doggy bags on the grass or sidewalk along the circle  
People walking dogs and not picking up after them - need to keep them out of yards  
That not every home is connected to an activity at the club as a social member  
Covenants not being enforced. RV parked in driveway for several weeks. Yards not maintained  
HOA landscaping overgrown  
James City traffic lights when heading to work  
The distance from family

Not enough community activities

Covenants

Long traffic light when exiting development

Not enough community events - used to do a community picnic and pot luck at park

Lack of concern for people's safety, there are 6 pine trees near my house that could cause major damage - even death in a storm....

## GENERAL COMMENTS

Have loved it here for 11 years!

Too busy making a living to volunteer. Woud be nice to have a retirement income LOL

Twice yearly community yard sale in common area would be great

Wish HOA would offer later meeting to see if parents of school children can attend

We never get to come to year-end meeting because we travel in December

Need to improve maintenance in Todd Denson Park

Thanks to HOA for all you do to make Taberna a nice place to live

Pefer reading Taberna Tribune over Taberna Life Magazine

We love Taberna. We've been here 16 years!

Is CAS worth the \$\$?

Good luck!

OTW - we used to control our finances and houses looked good. HOA took over landscaping and maintenance is poor and HOA response is very weak

OTW ..... "am ashamed of what potential buyers will think when they take a close look" at property

OTW - please release some of our reserve monies into our working fund

Kudos to HOA for ensuring that Taberna continues to be a community we can all be proud of...Thank you!

Very happy the club was taken over by great management. What a wonderful difference!

We feel that CAS is doing a good job

We need to be able to have at least one community yard sale a year like other communities!

Would like to use pool in the summer (I'm 79) Other clubs less expensive. Club should do mailing regarding types of membership

How do we expect homeowners to comply when HOA doesn't keep landscaping well. I'm not the only one who feels that way - hope they speak out

Wish the CC had seasonal membership option or just a pool membership

Twice a year yard sales when there are plenty of home businesses going on in Taberna

Survey long overdue

Believe CC should be supported by all residents of Taberna (make part of HOA dues)

We appreciate the efforts of everyone on the Board. Thank you!

Taberna is a great place to live!

We wouldn't think of living anyplace else!

If HOA wants to control townhouse maintenance they should inspect more frequently and do a follow-up

Redistribute townhouse dues and put more into landscaping and less into the capital fund

3:00 p.m. HOA meetings exclude some community members; should be at 5:30 or later

HOA meeting agenda should be posted to website 24 hours in advance of the meeting

Develop a clear-cut report about the pros and cons of CAS and mail to all homeowners before next contract renewal

Collect information from the community regarding likes/dislikes of website and functioning of the HOA

A survey about CAS and the HOA is needed. Maybe we should return to self-management

Keep HOA strong!

Do we have the right management company? Why does management company change Property Managers so often?

Lots and lots and lots of "I love It here"

Taberna is the best community in New Bern

**HOA Board**

Ed Rohrman  
Joe Garhari  
Ray Savage

**Adjudicatory Panel**

Gene Sharer

**Architectural Control**

Joe Ghahari  
Henry Polacke  
Salazar

**Buildings & Grounds**

Robert Womack  
Joe Ghahari  
Henry Polacke

**Crime Watch**

Ed Rohrman  
Joe Ghahari  
Frank Rawls

**Finance**

Norma Judd  
Ed Rohrman  
Joe Ghahari  
Gene Sharer  
Brio

**Naturpark**

Kurt Weinheimer

**Website Administration**

Pat Donnelly  
Joe Ghahari

**Welcome Committee**

Pat Donnelly  
Ed Rohrman  
Lauren McGivern  
Ed & Mary Gorzalski  
Linda Bory  
Salazar  
Vicki Eyre  
Rose Weinheimer  
Gladys Frankson

**Other**

Ed & Barbara Weitzel  
Patty Conway

Taberna Life

We've only received one  
Only glance at it  
Mostly repeat ads &  
mostly about Lisa  
Too many ads  
Only read it sometimes

Taberna Tribune

Haven't got it  
Enjoy it  
Only sometimes

TabMail

Not sure how to sign up  
Wayne removed me because he disagreed with my opinions  
Too much drama  
Need to set that up



## Questionnaire Prize Winners

\$50	Rick Layton
\$50	Amanda Fahey
\$50	Byron and Trudy Ashbrook
\$25	Jim & Marsha Richardson
\$25	Art Marini
T-Shirt 1	Ann and Charlie Jackson
T-Shirt 2	?