

MINUTES

July 25th HOA Meeting

Board members attending

John Serumgard President

Chris McCausland Vice President

Nick Dalessandro Secretary

Jim Dugan Treasurer

Paul Tracewell Member at Large

Al Lefebvre Member at Large

Joe Kelly Member at Large

CAS Members Attending

Katie Patnode Community Manager

Committee Members Attending

Dick Turner

The meeting was called to order at 3:00 P>M> there being a quorum present

President's Remarks

John Serumgard thanked Chris McCausland for taking charge of the July meeting in his absence.

John talked about the repairs to the Taberna Bear . He estimated the cost to be \$200.00 dollars or less.

John also remarked about the City's fee or tax on the Taberna HOA property for the Storm Water issue.

We will wait and see what those cost' will be when we receive the bill..This will be discussed at the next meeting.

John also had a conversation with Tom Braaten, manager of the Coastal Carolina Regional Airport. The main runway will be extended 300 feet. Also an additional 300 of deformable concrete paving to be added as a safety area.. The net gain will be 153 ft of runway.

The current schedule of flights expect to remain in the 10-12 range per day The Airport also stated that the current sound profile will stay in at no greater than 65 dBa inside the airport fence.

Expect no impact on Taberna.

Managers Report

Katie reported that there are a total of 119 Non-Compliance issues since January. 39 are open violations, 80 are closed. 23 are repeat offenders and 3 will be given to the Adjudicatory Panel for hearings. She also mentioned that 14 out of 16 insurance forms have been received from the OTW homeowners. Regarding the status on liens, this can be found in the Treasures report. It was also stated that if any new liens need to be placed, they should be done by September 15th. The current status of any pending liens were not made available for this meeting. She also mentioned a property owner discussed with her about the County and City recycling program only allows per household 1 small bin. They were told by the county and city that they could use old laundry baskets to put their extra recycling in or to put it directly in the trash. We have concerns about homeowners using "Old" laundry baskets for recycling on Taberna streets.

Treasurer's Report

Jim Dugan presented and reviewed the Treasures Report with the board. A copy of the report is attached. He also mentioned that all of Taberna's investments are in FDIC insured CD's or money market accounts and that the principle is guaranteed through FDIC for up to \$250,000 per year.

Jim also mentioned that the Replacement Funds can be brought back up to \$50,000 goal (based on the current account of \$34,005.54) by including half of the difference in each of the 2013 and 2014 budgets. The difference as of May 31st is \$15,994.46; this equates to \$20.43 per lot.

There were also discussions on posting errors and what should be done about it.

Finance Committee Report

Paul Tracewell reported that he has started working on the replacement reserve but needs help in identifying Assets and their category.

We talked about the possibility of getting someone to do an analysis study on the reserve. The life cycle on some of the items have conflicting years.

Paul will e-mail or scan all of the information to Katie for her company to review

Buildings and Grounds

Joe Kelly brought up the Irrigation repair costs and asked if we have received payment for such repairs from the Gas Company.

He also questioned if we received any response or payment from Bank of America for the cost of mowing a certain property in Taberna.

Katie mentioned she has not received any response from the bank. She also noted that at the time the HOA mowed that property, the Deed was not in the Bank of America name. If we do not receive a response from the bank by next month we will write the cost off.

Joe was also concerned about contractor invoices and if they matched up with their contract. He was concerned about possible over payments. Joe and Katie worked out a plan to help insure this will not happen.

We also talked about property owners responsibility of keeping their property maintained to HOA standards. A letter has been sent to a private lot owner regarding such issues.

Joe has not received a response from the City regarding the visibility improvement at the front entrance to Taberna .We considered the HOA do some painting to improve the visibility ourselves.

Someone dumped some heavy television sets at the dumpster in the Dog park. We agreed to hire someone to take them away.

Joe will also talk to the management of the Taberna Country Club regarding the dead trees at the front of their property It was suggested that a possible solution would be to space the trees whereby no new trees would have to be purchased. Jim Dugan did some research on these trees and noted that the trees are now positioned about 20 feet apart and that these type of trees should be spaced 40 ft apart. We will address this issue again at the next board meeting

Joe also talked about the Taberna Landing road. He has not received any response from Tim Klauman. We can go to the City to ask them to take over the road. It was noted we do not need voter approval to do this. We would offer an incentive to the city in the form of cash up to the amount we have budgeted for the upkeep of the road if they take it over. If the City rejects us we would do patch repair work on the road up to the amount budgeted. John Serumgard will also discuss this issue with our attorney .More on this issue will follow at the next board meeting

ACC Report

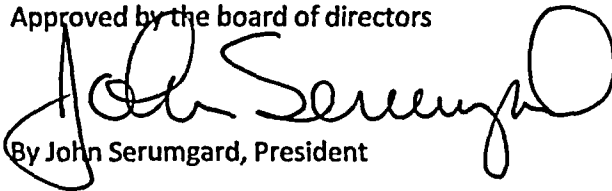
Dick Turner stated that all is quiet at this time. He has received request some minor requests such as putting up fences and Patio's. He has received nothing on new construction.

Meeting schedule

The next meeting is scheduled for August 22nd 2012 at 3: pm at the HOA office

There being no other business the meeting was adjourned at 5:15 P>M>

Approved by the board of directors


By John Serumgard, President

August 22, 2012