



June Minutes – 2013
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
June 25, 2013

Board Members Attending

James Dugan	President
Gene Sharer	Vice-President
Paul Tracewell	Treasurer
Craig Baader	Asst. Treasurer
Louise Vondran	Secretary
Nick D'Alessandro	Asst. Secretary
Joe Kelly	Member at Large

Committee Members Attending

Joe Kelly

Guests Attending

Don Elsass
Chuck Nails
Russ Packard

CAS Attending

Brooke Baughn, Community Manager

Call to Order

The meeting was called to order at 3:00 p.m. by James Dugan, President

Roll Call of Members Present

- A roll call conducted by Louise Vondran determined that a quorum was present

Minutes Review/Approval

- There were no objections or corrections to the May minutes. The following motion was approved by the Board:

MOTION to approve the May minutes as presented

Unfinished Business

Wetlands Discussion:

Russ Packard expressed concern regarding the issuance of a letter from CAS requesting him to cease cutting in the wetland section of his property. He came prepared with a list of questions for both the Board and CAS (Attachment 1). Mr. Packard also presented a photo which he claimed showed the Board Vice President trimming in his wetlands. He suggested that the Board was parsing the wording in the Taberna Covenants and By-Laws and not reading the sentences in their entirety. He also read from official documents regarding wetlands from the NC Depart of Water Quality and Environmental Resources and CAMA. He agreed to forward a copy of the material he received from these bodies to the Board for the record. In conclusion, Mr. Packard stated that he will continue to cut the wetlands as he has been doing since 2005 and stated that he is absolutely in disagreement with the letter he received from CAS.

Jim Dugan stated that the opinion of the Board and that of Russ clearly differs regarding the interpretation of "no alteration of a wetland"

Chuck Nails requested an answer regarding exactly what is allowed in the wetlands and what is prohibited. He posed the question "could he or any of his neighbors freely cut down their wetlands?"

Craig Baader reported that he has been in contact with Emily Greer (910) 251-4567 of the US Army Corps of Engineers and Roberto Schellar (252) 948-3940 of the NC State Division of Water Quality regarding this issue

After these discussions, the following motion was approved by the Board:

MOTION to send the Taberna Covenants and By-Laws to our attorneys for an opinion on this issue

TCC – Mediation, Touchstone, Liaison:

Louise Vondran reported that she contacted the mediator and cancelled all activity regarding mediation given the recent letter concerning the Country Club. The Board expressed confidence that Touchstone would maintain their entire property boundary and will not take any explicit action to approach Touchstone at the outset. Craig Baader wants the Board to be clear as to where the property boundaries are for the HOA, the Country Club, the City and homeowners

An ad hoc liaison committee consisting of those members of the Board who are also members of Taberna Country Club was formed. This committee is charged with making recommendations to the Board and is not authorized to take any action with Touchstone. Committee members will attend the upcoming Touchstone meetings and report back to the Board at our July meeting. Paul, Nick and Craig will attend the meeting on Tuesday the 9th and Louise will attend the meeting on Wednesday the 10th.

Taberna Landing Paving Project:

Follow-up to all the homeowners was done via e-mail on 4/16 communicating that a third quote had come in which was within budget

The contractor was halted at the job site due to a Taberna Landing homeowner's contact with the police. As a result we will owe the contractor his set-up fee

After discussion, the following motion was approved by the Board:

MOTION to hold a special meeting with Taberna Landing homeowners on Tuesday July 2nd at 7:00 p.m. to discuss the confusion surrounding this project
Brook Baughn will send a letter to the homeowners informing them of this meeting

Appointment of a new Webmaster:

Russ Packard resigned as webmaster and Don Elsass will take over immediately. The following motion was approved by the Board:

MOTION to approve Don Elsass as the new Webmaster

Russ also noted that there is pending work to be done on the website regarding community and club promotion. The photos need to be updated and language needs to be written explaining why people would want to live in Taberna. Russ reported that there are over 2,000 visits per month to our website with 90% being from outside the county. Nick D'Alessandro volunteered to take new photographs

Architectural Control Committee Report

Jim Dugan reported for Dick Turner who submitted the following ACC approvals via e-mail:

- 1 for new construction at 201 Emmen Rd.
- 2 for tree removals
- 1 for an enclosed screened-in porch

Buildings & Grounds Committee Report

- Joe Kelly reported that roof vents for One Taberna Way were checked and replaced about 2 years ago
- Joe met with Fred Leonard and walked the entire One Taberna Way property and determined that the issues noted in Bob Lande's list had all been addressed. There was one area that does not get sufficient sun to allow the grass to grow. Joe will have Fred extend the pinestraw bed into this area which will resolve this problem
- Joe recommended allowing Fred to finish out the Agronomy contract for the remainder of the year. Paul requested that Joe have Fred split his billing separating out mowing from his other services. Joe will contact Fred immediately
- Joe reported that something has killed the grass in Taberna Landing. This will be brought up at the special meeting on July 2nd
- Joe reported that the situation in Abbington Woods concerning Kut-Rite is getting out of hand. Several of the lots retain water which has caused the residents to install stepping stones, fences, etc. This situation requires the vendor to hand trim around these areas. Joe will turn this issue over to Dick Turner to have him inspect the fences, etc.
- The site line issue on Mellen Rd. and Taberna Circle while addressed requires additional follow-up. Brooke will send a letter informing these homeowners of these findings
- Brooke explained the adjudicatory process to the Board. Joe requested that a statement be added to a final follow-up letter that we have an independent contractor who will address the downed tree and bill them accordingly
- It was noted that if homeowners have not taken care of pruning their plantings in front of the transformers, the power company will take control and do the trimming. Joe reported that all HOA properties have been trimmed. Jim Dugan questioned one property that appears to have not been adequately addressed. Joe will follow-up

Finance Committee

Craig Baader reported the following:

- The committee met on June 11th and approved the Treasurer's reports through May
- Work on the 2014 budget will be started. Landscape contracts comprise approximately ¼ of the budget. Contracts will once again be for a two year term. Each current

contractor will be given the opportunity to bid on their existing portion plus any other portion or portions. Brooke will solicit bids via an RFP and will present the bids to the Board for approval

Naturpark Committee

A question regarding swimmers at the canoe dock was raised. Also a report of residents using the canoe dock after posted hours was raised. No action was taken on either issue

Crime Watch Committee

Activity for the August National Night Out continues. The venue has been changed; the City will block off Taberna Way extending from Old Airport Rd. to the closest entrance of Neuchatel Rd. Police will be provided to direct traffic around this detour. Announcements for the event will be placed in newspaper boxes throughout the community.

Treasurer's Report

Paul Tracewell presented the following:

- The 5/31/13 Operating Reports have been received and approved. Coding corrections are in process
- All expenses are within budget and all bank accounts are in balance
- The mailbox inventory has been reconciled and bills will be issued
- The new late fee policy has been put into practice at CAS
- A proposal from Walker, Rodeniser & Welch to perform an audit of our 2012 financial statement was received. The following motion was approved by the Board:
MOTION to approve the audit of our 2012 financial statements at a cost not to exceed \$2,750
- Paul will do an analysis to insure that reserves are adequate for future maintenance. In doing this analysis he will review the expected useful life and scheduled replacement of the Taberna Landing Road and One Taberna Way roofs.
- Paul researched reserve studies. Craig Baader suggested that all non-annualized expenses be covered by reserves. Paul will utilize money from the reserve account to pay for the repainting of the Boleyn Creek signs and for repairs done to some of the walkways

Manager's Report

- Only one enforcement is currently under issue. Craig Baader and Brooke are working on it and will bring suggestions to the Board at our next meeting
- All current issues requiring attorney follow-up are with Ward & Smith
- An issue regarding a property on Taberna Way was discussed. Brooke will inform the homeowner that vacant lot maintenance occurs according to guidelines (bush hogging and front lot mowing is done 4 times per year) and is treated the same for all vacant lots in Taberna. It was noted that the Board has addressed this issue previously and a letter was sent to the homeowner. Brooke will send a letter providing this information to the homeowner

New Business

- Paul raised the issue of a new Taberna Magazine and wanted to know if this would impact existing advertising solicitations for the Taberna Tribune. No action was taken
- Gene Sharer deferred his discussion until the next meeting

Announcements

The next meeting is scheduled for 3:00 p.m. Tuesday, July 23rd, 2013

Adjournment

The meeting was adjourned at approximately 5:25 p.m.

Approved by the Board of Directors:

Submitted by: 
Louise Vondran, Secretary

Date: 7-23-13

Approved by: 
James Dugan, President

Date: 23 JULY 2013

Attachment #1

Questions for the Management Co. and the HOA board

Brooke:

Did any local, state or federal group contact you regarding my alleged wetlands violation?

Answer: No

Did you or someone from the board perform the inspection on my property as stated in your letter dated June 4, 2013?

Answer: No

Other than my property, where (sic) there any other letters sent out?

Answer: I cannot answer that

Who proposed sending the violation letter?

Answer: It was recommended by the HOA board due to outside comments

Board Questions:

Is anyone on the board certified by any agency to interpret the wetlands law in NC?

Answer: No

Did the board consult with Betty Rovins, the HOA wetlands contact, the NC DWQ, CAMA, US Army Corp of Engineers or an attorney before sending my violation letter?

Answer: No, but Craig B. did speak with some people after the letter was sent out. Craig reiterated during the meeting that he felt Lot 395 did not violate any state or local guideline by trimming the brush in the 404 wetland area.

Why did the board chose to send a letter to Lot 395 and not any other of the properties in Taberna that are maintaining their wetlands in the same fashion?

Answer: I have a 'high profile' property and there have been numerous comments



Taberna Master Homeowners Association, Inc.

Monthly Board of Directors Meeting

Tuesday, June 25, 2013

Agenda

Call to order (3:00 pm):

James Dugan, President

Roll call of members present:

Louise Vondran, Secretary

Establish a quorum

Introduction of others present

Minutes of last meeting:

Louise Vondran, Secretary

Unfinished business:

- Wetlands Discussion
- TCC – Mediation, Touchstone, Liaison
- Taberna Landing Paving Project

Board Members, Russ Packard
Louise Vondran, Board Members
Joe Kelly

Committee reports:

Architectural Control Committee

Richard Turner, Chair (via email)

Building and Grounds Committee

Joe Kelly, Chair

- OTW Roofs

- OTW Landscape Contract

Finance Committee

Craig Baader, Chair

Naturpark Committee

Ren Klawson, Chair (via email)

Crime Watch Committee

Sue McCarthy, Chair

- National Night Out – August 6th

Officer and Community Manager Reports:

Treasurer's Report

Paul Tracewell, Treasurer

Manager's Report

Brooke Baughn, Community Manager

- Covenant enforcement activity
- Status of liens, judgments, and payments

Special orders – (Important business previously designated for consideration at this meeting):

New business:

- Appointment of New Webmaster
- Roles and Responsibilities of Various Board Members

Gene Sharer, Board Members

Announcements:

- Confirm Next Meeting: 3:00 pm, Tuesday, July 23, 2013

Adjournment:

TREASURER'S REPORT

BOARD MEETING – JUNE 25, 2013

OPERATING REPORTS: 5/31/13 Operating reports were submitted by CAS to all board members for review. These reports have been submitted to the Finance Committee for their review and approval. Any identified corrections or areas requiring further analysis were communicated to CAS by the Treasurer on 6/18 & 6/20.. A recap of the May Income Statement is attached for your review.

Comments regarding Operating reports:

Expenses:

Taberna Master and Sub-Associations: Expenses are being managed within the overall budget through May. Some landscape contract payments have been coded incorrectly resulting in some expense captions showing incorrect totals. Corrective action has been taken and all payments for the year are being reviewed and reconciled against the contract and budget amounts.

Mailbox Sales: Some mailbox sales from 2012 were never billed to the homeowner and consequently payments were not received. This has resulted in an out of balance condition for the inventory. These homeowners are in the process of being billed.

Accounts Receivable:

	5/31/13	4/30/13	PRIOR YEAR
• Taberna Master	11,964.86	11,325.86	5,462.50 (10 accts @ Attorney -9037.50)
• Abb. Woods	2,744.27	4,500.00	-0-
• Boleyn Creek	740.00	1,515.00	-0-
• O.T.W.	3,105.00	5,345.00	3,105.00 (1 acct. at Attorney - 3105.00)
• Tab. Landing	270.00	250.00	-0-
Total	18,824.13	22,935.86	8,567.50

Those accounts with balances still unpaid from last year account for \$10,661 of total receivables or 56.6%

BANK ACCOUNTS: See attached financial report for account balances as of 5/31/13. Alliance Financial Services (Bank of Nevada) is the primary operating account – We also have added an account with their Torrey Pines Bank(Alliance Financial Services) for the Master Operating Fund so we don't exceed the \$250,000 FDIC amount at any one institution. Funds in this account will be transferred back to the Bank of Nevada operating account as needed to meet monthly obligations. A transfer of \$20,000 was made during June. Alliance also maintains reserve accounts for all communities as well as the emergency fund. North State Bank holds operating CD's for Taberna Master Operating and reserve accounts for the master and all sub communities except Taberna Landing. BB&T holds a reserve CD for OTW. Vantage South Bank also holds reserve CD's. The market CD's at S&S will be converted as they mature with one for \$8000 maturing in May . It was transferred to the S&S money market account. All individual bank balances are under the \$250,000 FDIC insured amount. All of Taberna's investments are in FDIC insured CD's or money market accounts.

BANK RECONCILEMENT: See attached reconciliation of bank balances to ledger balances as of 5/31/13.

EMERGENCY FUND: The balance stands at 42,105 as of 5/31/13.. The remaining 8,000 is scheduled for the 2014 budget. This will bring the fund back to the established goal of 50,000.

HOA INVOICES: As of 6/25/13, all invoices received by the Treasurer have been submitted to CAS for processing.

LATE FEE POLICY – The late fee policy has been amended and approved by the Board at the May 28, 2013 board meeting and recorded in the minutes. This policy has been communicated to our management company for implementation.

CD PURCHASES – No purchases were made during the month of May.

AUDIT – We have received a proposal letter from the accounting firm of Walker, Rodeniser & Welch to perform an audit of our 2012 financial statements. The cost would not exceed \$2750 which represents a reduction of approximately \$1000 from last year.

2014 BUDGETS – The finance committee and the treasurer will begin the 2014 budget process during the month of July. However, the major portion of the budget is the landscaping contracts and thus the budgets cannot be completed until those are finalized. We will also be doing a review of the reserves to determine if any adjustments need to be made to the reserve contributions.

THOA BANK ACCTS.	INSTITUTION	TYPE ACCT.	MASTER	EMERG.	AB. WOODS	B. CREEK	O.T.W.	T. LANDING	TOTAL
5/31/2013									
	ALLIANCE FINANCIAL(BANK OF NEVADA)	OPERATING	\$7,089.92	\$0.00	\$16,903.83	\$6,204.50	\$5,724.02	\$1,584.92	\$37,507.19
	ALLIANCE FINANCIAL (IN TRANSIT)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	LESS OUTSTANDING CHECKS	OPERATING	(\$465.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$465.00)
	LESS TRANSFER TO RESERVES		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$5.59)	(\$5.59)
	ALLIANCE FINANCIAL (TORREY PINES BANK)	OPERATING	\$120,100.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120,100.99
	NORTH STATE BANK	OPERATING	\$61,083.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,083.63
	LESS ACCRUED INTEREST NOT PAID	OPERATING	(\$1,083.63)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,083.63)
	TOTAL OPERATING		\$186,725.91	\$0.00	\$16,903.83	\$6,204.50	\$5,724.02	\$1,579.33	\$217,137.59
	BB&T	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$8,836.50	\$0.00	\$8,836.50
	LESS UNRAEALIZED GAINS		\$0.00	\$0.00	\$0.00	\$0.00	(\$17.64)	\$0.00	(\$17.64)
	NORTH STATE BANK	RESERVE	\$60,000.00	\$15,000.00	\$10,000.00	\$1,500.00	\$20,000.00	\$0.00	\$106,500.00
	SCOTT & STRINGFELLOW	RESERVE	\$19,168.09	\$10,045.16	\$5,044.01	\$2,010.36	\$17,096.12	\$0.00	\$53,363.74
	LESS UNREALIZED GAIN	RESERVE	(\$59.74)	(\$7.44)	(\$15.50)	(\$4.66)	(\$40.83)	\$0.00	(\$128.17)
	VANTAGE SOUTH BANK	RESERVE	\$18,044.97	\$7,518.12	\$4,009.67	\$0.00	\$13,031.41	\$0.00	\$42,604.17
	LESS UNREALIZED GAIN	RESERVE	(\$44.97)	(\$18.12)	(\$9.67)	\$0.00	(\$31.41)	\$0.00	(\$104.17)
	ALLIANCE FINANCIAL(BANK OF NEVADA)	RESERVE	\$36,241.70	\$9,567.37	\$6,864.65	\$3,026.37	\$16,235.91	\$24,744.21	\$96,680.21
	TRANSFER FROM OPERATING TO RESERVES	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ALLIANCE FINANCIAL- IN TRANSIT	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL RESERVES		\$133,350.05	\$42,105.09	\$25,893.16	\$6,532.07	\$75,110.06	\$24,744.21	\$307,734.64
	TOTAL FUNDS		\$320,075.96	\$42,105.09	\$42,796.99	\$12,736.57	\$80,834.08	\$26,323.54	\$524,872.23
2013	LEDGER VS. BANK BAL								
5/31/2013		TABERNA	ABBINGTON	BOLEYN	ONE TABERNA	TABERNA		TOTALS	
		MASTER	WOODS	CREEK	WAY	LANDING			
	BEGINNING LEDGER BAL.	\$202,070.33	\$18,706.43	\$6,519.46	\$5,579.53	\$2,004.13		\$234,879.88	
	REVENUE	\$9,903.34	\$2,299.73	\$1,260.54	\$2,220.49	\$0.16		\$15,684.26	
	EXPENSES	(\$25,247.76)	(\$4,102.33)	(\$1,575.50)	(\$2,076.00)	(\$419.37)		(\$33,420.96)	
	ENDING LEDGER BALANCE	\$186,725.91	\$16,903.83	\$6,204.50	\$5,724.02	\$1,584.92		\$217,143.18	
	NORTH STATE BANK	\$60,000.00	\$0.00	\$0.00	\$0.00	\$0.00		\$60,000.00	
	ALLIANCE BANK (BANK OF NEVADA)	\$7,089.92	\$16,903.83	\$6,204.50	\$5,724.02	\$1,584.92		\$37,507.19	
	ALLIANCE BANK (TORREY PINES BANK)	\$120,100.99	\$0.00	\$0.00	\$0.00	\$0.00		\$120,100.99	
	DEPOSITS IN TRANSIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	LESS OUTSTANDING CKS.	(\$465.00)	\$0.00	\$0.00	\$0.00	\$0.00		(\$465.00)	
	TRANSFERS IN TRANSIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	ENDING BANK BALANCE	\$186,725.91	\$16,903.83	\$6,204.50	\$5,724.02	\$1,584.92		\$217,143.18	

INCOME STATEMENT YTD	5/31/2013		MASTER	EMERG.	AB.WOODS	B.CREEK	O.T.W.	T.LANDING	TOTAL
TOTAL REVENUE			\$215,561.64		\$25,929.88	\$9,317.26	\$14,562.35	\$3,015.09	\$268,386.22
BUDGETED REVENUE			\$211,748.32		\$24,800.00	\$9,200.00	\$14,400.00	\$3,000.00	\$263,148.32
TOTAL EXPENSES			\$93,931.84		\$20,166.93	\$7,383.39	\$10,421.65	\$2,348.68	\$134,252.49
BUDGETED EXPENSES			\$106,964.31		\$20,748.35	\$7,744.81	\$12,023.85	\$2,575.82	\$150,057.14
NET INCOME/(LOSS)			\$121,629.80		\$5,762.95	\$1,933.87	\$4,140.70	\$666.41	\$134,133.73
ACCTS. RECEIVABLE OUTSTANDING (INCLUDES LATE FEES)	5/31/2013		\$11,964.86		\$2,744.27	\$740.00	\$3,105.00	\$270.00	\$18,824.13
ACTUAL NET INCOME/(LOSS)			\$109,664.94		\$3,018.68	\$1,193.87	\$1,035.70	\$396.41	\$115,309.60

TREASURER'S REPORT - INVESTMENTS

INVESTMENT ACCOUNTS	AS OF	5/31/2013	TERM	ISSUE DATE	MAT. DATE	INT. RATE	T. MASTER OPERATING	T. MASTER RESERVE	T. EMERG RESERVE	AB. WOODS RESERVE	B. CREEK RESERVE	O.T.W. RESERVE	T. LANDING RESERVE	TOTAL ALL	EARLY W/D PENALTY
	4/30/2013	NUMBER													
CERTIFICATES OF DEPOSIT															
BB&T		CD 7087	28 M	1/16/2012	5/16/2014	0.300%						\$8,836.50			180 DAYS
LESS UNREALIZED GAIN												(\$17.64)	\$0.00		
TOTAL BB&T CD'S							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,818.86	\$0.00	\$8,818.86	
															90 DAYS
NORTH STATE BANK		CD 7191	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7192	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7193	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7501	48 M	10/18/2012	10/18/2016	1.090%		\$20,000.00							90 DAYS
NORTH STATE BANK		CD 7502	48 M	10/18/2012	10/18/2016	1.090%		\$20,000.00							90 DAYS
NORTH STATE BANK		CD 7503	48 M	10/18/2012	10/18/2016	1.090%		\$10,000.00							90 DAYS
NORTH STATE BANK		CD 7504	48 M	10/18/2012	10/18/2016	1.090%		\$10,000.00							90 DAYS
NORTH STATE BANK		CD 7505	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7506	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7507	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7508	48 M	10/18/2012	10/18/2016	1.090%				\$10,000.00					90 DAYS
NORTH STATE BANK		CD 7509	48 M	10/18/2012	10/18/2016	1.090%					\$1,500.00				90 DAYS
NORTH STATE BANK		CD 7510	48 M	10/18/2012	10/18/2016	1.090%						\$10,000.00			90 DAYS
NORTH STATE BANK		CD 7511	48 M	10/18/2012	10/18/2016	1.090%						\$10,000.00			90 DAYS
LESS UNREALIZED GAIN							(\$1,083.63)								
TOTAL NORTH STATE CD'S							\$60,000.00	\$60,000.00	\$15,000.00	\$10,000.00	\$1,500.00	\$20,000.00	\$0.00	\$166,500.00	
SCOTT & STRINGFELLOW		02587DFT0	24 M	11/3/2011	11/4/2013	1.150%		\$15,046.50							N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%		\$4,013.24							N/A
SCOTT & STRINGFELLOW		38143AHDO	24 M	1/18/2012	1/21/2014	1.050%			\$2,007.44						N/A
SCOTT & STRINGFELLOW		0258DFT0	24 M	11/3/2011	11/4/2013	1.150%				\$5,015.50					N/A
SCOTT & STRINGFELLOW		254670S45	24 M	8/31/2011	9/3/2013	0.900%					\$1,001.77				N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%					\$1,003.84				N/A
SCOTT & STRINGFELLOW		254670P48	24 M	8/17/2011	8/19/2013	0.850%						\$2,001.96			N/A
SCOTT & STRINGFELLOW		254670S45	24 M	8/31/2011	9/3/2013	0.900%						\$5,006.75			N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%						\$3,009.93			N/A
SCOTT & STRINGFELLOW		02587DHF8	24 M	11/23/2011	11/25/2013	1.100%						\$7,022.19			N/A
LESS UNREALIZED GAIN								(\$59.74)	(\$7.44)	(\$15.50)	(\$5.61)	(\$40.83)	\$0.00		
TOTAL S&S CD'S								\$19,000.00	\$2,000.00	\$5,000.00	\$2,000.00	\$17,000.00	\$0.00	\$45,000.00	
VANTAGE SOUTH BANK		*09-1	48M	2/15/2013	2/15/2017	1.050%		\$10,025.64							60-90-360 DAYS
VANTAGE SOUTH BANK		*89-1	48M	2/15/2013	2/15/2017	0.990%		\$8,019.33							60-90-360 DAYS
VANTAGE SOUTH BANK		*77-1	48M	2/15/2013	2/15/2017	0.990%			\$5,012.08						60-90-360 DAYS
VANTAGE SOUTH BANK		*72-1	48M	2/15/2013	2/15/2017	0.990%			\$2,506.04						60-90-360 DAYS
VANTAGE SOUTH BANK		*23-1	48M	2/15/2013	2/15/2017	0.990%				\$4,009.67					60-90-360 DAYS
VANTAGE SOUTH BANK		*27-1	48M	2/15/2013	2/15/2017	0.990%						\$5,012.08			60-90-360 DAYS
VANTAGE SOUTH BANK		*95-1	48M	2/15/2013	2/15/2017	0.990%						\$5,012.08			60-90-360 DAYS
VANTAGE SOUTH BANK		*17-1	48M	2/15/2013	2/15/2017	0.990%						\$3,007.25			60-90-360 DAYS
LESS UNREALIZED GAIN								(\$44.97)	(\$18.12)	(\$9.67)		(\$31.41)			
TOTAL VANTAGE SOUTH CD'S								\$18,000.00	\$7,500.00	\$4,000.00	\$0.00	\$13,000.00	\$0.00	\$42,500.00	
MONEY MARKET ACCTS.															
SCOTT & STRINGFELLOW		M/M					\$0.00	\$108.35	\$8,037.72	\$28.51	\$5.70	\$55.29	\$0.00	\$8,235.57	
ALLIANCE		M/M					\$0.00	\$36,241.70	\$9,567.37	\$6,864.65	\$3,026.37	\$16,235.91	\$24,744.21	\$96,680.21	
ALLIANCE - IN TRANSIT							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL RESERVE							\$0.00	\$133,350.05	\$42,105.09	\$25,893.16	\$6,532.07	\$75,110.06	\$24,744.21	\$307,734.64	
TOTAL OPERATING							\$60,000.00							\$60,000.00	
GRAND TOTAL														\$367,734.64	

CD'S BY MATURITY DATE	2013	2013	2013	2013	2013	2013	2013	2013	2013	2013	2014	2015	2016	2017
	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC				
RESERVE ACCOUNTS:														
TABERNA MASTER									19,000				60,000	18,000
TAB. EMERGENCY FUND											2,000		15,000	7,500
ABBINGTON WOODS									5,000				10,000	4,000
BOLEYN CREEK							1,000		1,000				1,500	
ONE TABERNA WAY						2,000	5,000		10,000		8,818		20,000	13,000
TABERNA LANDING														
OPERATING ACCTS:														
TABERNA MASTER OPR.													60,000	
TOTAL	0	0	0	0	0	2,000	6,000	0	35,000	0	10,818	0	166,500	42,500

Violations Report - 6/24/13

Address	Owner Name	Summary	Create Date	CCR Code	Active
EMMEN ROAD					
205 EMMEN ROAD	RICHARD & CATHERINE SMITH	Property maintenance	6/3/2013	006	YES
305 EMMEN ROAD	JOHN & DORIS BERNARD	Yard Maintenance	6/8/2013	005	YES
LIESTAL LANE					
100 LIESTAL LANE	JIM & SUSAN STOVER	Property maintenance	6/3/2013	006	YES
LUGANO ROAD					
105 LUGANO ROAD	BENJAMIN GRANT	Yard Maintenance	6/3/2013	005	YES
MELLEN COURT					
304 MELLEN COURT	JAMES GRUENEBAUM	Yard Maintenance	6/3/2013	005	YES
NEUCHATEL ROAD					
116 NEUCHATEL ROAD	PAT MYERS	Yard Maintenance	6/3/2013	005	YES
310 NEUCHATEL ROAD	AL & ANN DRAGO	Property maintenance	6/3/2013	006	YES
323 NEUCHATEL ROAD	DAVID W FICKLE	Property maintenance	6/3/2013	006	YES
417 NEUCHATEL ROAD	ROBERT DORRMAN	Yard Maintenance	6/3/2013	005	YES
419 NEUCHATEL ROAD	SCHEPER & ASSOCIATES	Yard Maintenance	6/3/2013	005	YES
440 NEUCHATEL ROAD	RICHARD & KATHERINE AMATO	Property maintenance	5/2/2013	006	YES
452 NEUCHATEL ROAD	TRUSTEES of MARY POLK	Property maintenance	6/3/2013	006	YES
NYDEGG ROAD					
207 NYDEGG ROAD	EUNICE HARRIS	Yard Maintenance	5/2/2013	005	YES
207 NYDEGG ROAD	EUNICE HARRIS	Yard Maintenance	5/22/2013	005	YES
NYON ROAD					
118 NYON ROAD	JESSE & JUDY TEGTMEIER	Property maintenance	3/21/2013	006	YES
118 NYON ROAD	JESSE & JUDY TEGTMEIER	Yard Maintenance	5/22/2013	005	YES
118 NYON ROAD	JESSE & JUDY TEGTMEIER	Yard Maintenance	6/3/2013	005	YES
REINACH LANE					
114 REINACH LANE	MICHAEL & CELINDA DOLAN	Yard Maintenance	4/1/2013	005	YES
114 REINACH LANE	MICHAEL & CELINDA DOLAN	Yard Maintenance	5/22/2013	005	YES
114 REINACH LANE	MICHAEL & CELINDA DOLAN	Boats, Trailers, etc.	5/22/2013	001	YES
TABERNA CIRCLE					
309 TABERNA CIRCLE	HOLLY FALCONE	Lot Maintenance	6/5/2013	007	YES
501 TABERNA CIRCLE	PHILLIP CARL TABOR, JR.	Property maintenance	5/22/2013	006	YES
505 TABERNA CIRCLE	KAREN BAXTER	Property maintenance	5/2/2013	006	YES

Run Date: 06/24/2013

Run Time: 8:37 pm

TABERNA MASTER HOA, INC

Violations Report - 6/24/13

Page:2

Address	Owner Name	Summary	Create Date	CCR Code	Active
-					
TABERNA WAY					
500 TABERNA WAY	ANDREA LEVINSON	Yard Maintenance	6/3/2013	005	YES

Chart for Taberna Master Homeowners Association, Inc.

130500

Debtor(s)	Demand Letter Sent	Claim of Lien Filed	Property Description	Notes	Future Action
Dorrman, Robert	05.22.2013	06.17.2013	417 Neuchatel Road	06.17.2013 Eric Dorrman signed for Certified Return Receipt re Claim of Lien	Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
Dager, Thomas L.	05.22.2013	06.17.2013	302 Taberna Circle		Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
Eunice Hargrave and Almoses	05.22.2013	06.17.2013	207 Nydegg Road		Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
Allard W. and Judy K.	06.14.2013		119 St. Gallon Court	06.30.2013 Demand period expires	Demand has been made. Once the 15-day demand period expires, we will proceed with our Claim of Lien. If payment is made or a payment plan is accepted from this homeowner, please let us know.

key, Daniel J. and
Victoria L.

111 Ticino Road

A Claim of Lien was filed on 10/3/12 for \$447 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 9/30/11 and 8/31/12. As with the Russo and Stern files, assuming the client's fiscal year begins on January 1, the Claim of Lien was filed late in regards to the sum of \$282. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of the Gilkeys, the association can still seek to collect that sum from them personally, and the association should not release the lien unless the potential late filing issue is brought to light by the homeowners - contact our office before taking any such action.

Russo, Deirdre E.			128 Tuefen Road	<p>A Claim of Lien was filed on 10/3/12 for \$435 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 1/1/12 and 8/31/12. As with the Gilkey and Stern files, assuming the client's fiscal year begins on January 1, the Claim of Lien was filed late in regards to the \$270 sum that fell due on 1/1/12. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of Ms. Russo, the association can still seek to collect that sum from them personally, and the association should not release the lien unless the potential late filing issue is brought to light by the homeowners - contact our office before taking any such action.</p>	
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, Andrea Levinson			500 Taberna Way	<p>A Claim of Lien was filed on 10/3/12 for \$455 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 9/30/11 and 8/31/12. As with the Russo and Gilkey files, assuming the client's fiscal year begins on January 1, the Claim of Lien was filed late in regards to the sum of \$290. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of Ms. Stern, the association can still seek to collect that sum from her personally, and the association should not release the lien unless the potential late filing issue is brought to light by the homeowner - contact our office before taking any such action.</p>	
uchamp, Mary J.	06.18.2013		103 Uster Court	<p>We received a call from Mary Beauchamp on 06.21.2013 re our demand letter. She stated that her account will be paid in full this week to avoid incurring attorneys' fees. She will be sending payment to our office. We will confirm once we receive it.</p>	<p>We will wait for receipt of payment from Ms. Beauchamp and forward same to the association once received. If paid on or before July 3rd, she will not be obligated to pay attorneys' fees.</p>

rise, John Eric	06.20.2013		405 Neuchatel Road	07.06.2013 Demand period expires	Demand has been made. Once the 15-day demand period expires, we will proceed with our Claim of Lien. If payment is made or a payment plan is accepted from this homeowner, please let us know.
go, Alfred N. and Katrina Ann			310 Neuchatel Road	Katrina Ann Drago date of death was 07.25.2012, no estate filed in Craven County; Alfred Nicholas Drago date of death was 12.23.2012, Estate filed in Craven County 12E883. Heirs Paul S. Drago, Katrina L. Smith, Alfredo N. Drago, Jr. and Jennie M. Newman. Requested copies of A. Drago Sr. Estate file.	We have requested a copy of the Estate files for Mr. and Mrs. Drago. Once we receive those files, we will determine the date on which ownership of this property transferred to their children. We can file a claim with the Estate for charges that arose prior to the property transfer. We will seek payment from the current owners for all charges that arose after they took ownership.
chiffino, Joseph	06.20.2013		325 Neuchatel Road	07.06.2013 Demand period expires	Demand has been made. Once the 15-day demand period expires, we will proceed with our Claim of Lien. If payment is made or a payment plan is accepted from this homeowner, please let us know.

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
902 TABERNA CIRCLE	ANDERSON	20.00	20.00	20.00	2845.50	2905.50	AT ATTORNEY
203 BADEN COURT	SIMMONS	20.00	20.00	20.00	1680.00	1740.00	AT ATTORNEY
111 TICINO ROAD	GILKEY	20.00	20.00	20.00	837.00	897.00	AT ATTORNEY
128 TEUFEN ROAD	RUSSO	20.00	20.00	20.00	825.00	885.00	AT ATTORNEY
119 ST. GALLEN COURT	LAMM	280.00	20.00	45.00	330.00	675.00	AT ATTORNEY
118 NYON ROAD	TEGTMEIER	20.00	20.00	20.00	555.00	615.00	AT ATTORNEY
417 NEUCHATEL ROAD	DORRMAN	195.00	20.00	45.00	310.00	570.00	AT ATTORNEY
207 NYDEGG ROAD	HARRIS	195.00	20.00	45.00	310.00	570.00	AT ATTORNEY
302 TABERNA CIRCLE	FLAGER	195.00	20.00	45.00	310.00	570.00	AT ATTORNEY
310 NEUCHATEL ROAD	DRAGO	20.00	20.00	45.00	310.00	395.00	15 DAY NOTICE
325 NEUCHATEL ROAD	SCHIFFINO	20.00	20.00	45.00	310.00	395.00	15 DAY NOTICE
103 USTER COURT	BEAUCHAMP	20.00	20.00	45.00	310.00	395.00	AT ATTORNEY
400 NEUCHATEL ROAD	JOHAOC	20.00	187.50	0.00	147.50	355.00	FINAL NOTICE
409 TABERNA CIRCLE	MCCARDLE	25.00	0.00	270.00	0.00	295.00	15 DAY NOTICE
111 BRUGG COURT	SAVAGE	0.00	145.00	0.00	0.00	145.00	1st Notice
201 EMMEN ROAD	CASWELL	0.00	73.00	0.00	0.00	73.00	1st Notice
207 TICINO COURT	SUITT	0.00	0.00	0.00	60.00	60.00	FINAL NOTICE
205 EMMEN ROAD	SMITH	0.00	0.00	0.00	45.00	45.00	FINAL NOTICE
223 TICINO COURT	FEDERAL*	0.00	0.00	0.00	38.36	38.36	1st Notice
202 EMMEN ROAD	SLOCUM	0.00	0.00	0.00	20.00	20.00	FINAL NOTICE
302 MELLEN COURT	GOMEZ	0.00	0.00	0.00	20.00	20.00	FINAL NOTICE
910 TABERNA CIRCLE	HOEFER	0.00	0.00	0.00	20.00	20.00	FINAL NOTICE
203 WALDEN COURT	HUMPHREY	0.00	0.00	0.00	20.00	20.00	FINAL NOTICE
	TOTAL:	#####	645.50	685.00	9303.36	11703.86	

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS NAME STATUS

REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	DUES	1400	0.00	127.50	270.00	6553.36	6950.86
01	Late Fees	1400	260.00	300.00	240.00	2700.00	3500.00
03	Doc Proc. Fee	1400	25.00	0.00	175.00	50.00	250.00
05	Attorney Fees	1400	785.00	0.00	0.00	0.00	785.00
08	Bushhogging	1400	0.00	218.00	0.00	0.00	218.00
GRAND TOTA			1070.00	645.50	685.00	9303.36	11703.86

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
310 NEUCHATEL ROAD	DRAGO	20.00	45.00	220.00	240.00	525.00	at attorney
325 NEUCHATEL ROAD	SCHIFFINO	20.00	45.00	220.00	240.00	525.00	at attorney
405 NEUCHATEL ROAD	CHRISE	20.00	45.00	220.00	240.00	525.00	at attorney
417 NEUCHATEL ROAD	DORRMAN	45.00	20.00	220.00	40.00	325.00	15 day demand
324 NEUCHATEL ROAD	BUTLER	20.00	20.00	200.00	0.00	240.00	final notice
328 NEUCHATEL ROAD	WINKLEY	20.00	20.00	200.00	0.00	240.00	final notice
103 USTER COURT	BEAUCHAMP	20.00	20.00	200.00	0.00	240.00	final notice
110 VALAIS COURT	JOHAOC*	0.00	163.23-	220.00	40.00	96.77	late notice
105 USTER COURT	MERCIER	0.00	0.00	20.00	0.00	20.00	late notice
400 NEUCHATEL ROAD	JOHAOC	20.00-	0.00	32.50	0.00	12.50	late notice
	TOTAL:	145.00	51.77	1752.50	800.00	2749.27	

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	STATUS
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REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	DUES	1100	20.00-	183.23-	1652.50	640.00	2089.27
01	Late Fees	1100	140.00	160.00	100.00	160.00	560.00
03	Doc. Proc. Fee	1100	25.00	75.00	0.00	0.00	100.00
	GRAND TOTA		145.00	51.77	1752.50	800.00	2749.27

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
107 BOLEYN LOOP	SWAIN	0.00	0.00	20.00	0.00	20.00	late notice
409 TABERNA CIRCLE	MCCARDLE	20.00	45.00	200.00	235.00	500.00	15 day demand
	TOTAL:	<u>20.00</u>	<u>45.00</u>	<u>220.00</u>	<u>235.00</u>	<u>520.00</u>	

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	STATUS
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REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	1100	0.00	0.00	220.00	235.00	455.00
01	Late Fees	1100	20.00	20.00	0.00	0.00	40.00
03	Doc Proc Fee	1100	0.00	25.00	0.00	0.00	25.00
GRAND TOTA			20.00	45.00	220.00	235.00	520.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENC AMOUNT
01100	Dues Receivable	#
TOTAL		#

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
110 BRUGG COURT	GHAHARI	0.00	20.00	250.00	0.00	270.00	late notice
	TOTAL:	0.00	20.00	250.00	0.00	270.00	

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	STATUS
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REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	###	0.00	0.00	250.00	0.00	250.00
01	Late Fees	###	0.00	20.00	0.00	0.00	20.00
	GRAND TOTA		0.00	20.00	250.00	0.00	270.00

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
119 ST. GALLEN COURT	LAMM	20.00	0.00	450.00	2635.00	3105.00	at attorney
	TOTAL:	20.00	0.00	450.00	2635.00	3105.00	

AGED OWNER BALANCES: AS OF June 24, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	STATUS
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REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	###	0.00	0.00	450.00	2635.00	3085.00
01	Late Fees	###	20.00	0.00	0.00	0.00	20.00
GRAND TOTA			20.00	0.00	450.00	2635.00	3105.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENC AMOUNT
01100	Dues Receivable	#
TOTAL		#

Questions for the Management Co. and the HOA board

Brooke:

Did any local, state or federal group contact you regarding my alleged wetlands violation?

Answer: No

Did you or someone from the board perform the inspection on my property as stated in your letter dated June 4, 2013?

Answer: No

Other than my property, where there any other letters sent out?

Answer: I cannot answer that

Who proposed sending the violation letter?

Answer: It was recommended by the HOA board due to outside comments

Board Questions:

Is anyone on the board certified by any agency to interpret the wetlands law in NC?

Answer: No

Did the board consult with Betty Rovins, the HOA wetlands contact, the NC DWQ, CAMA, US Army Corp of Engineers or an attorney before sending my violation letter?

Answer: No, but Craig B. did speak with some people after the letter was sent out. Craig reiterated during the meeting that he felt Lot 395 did not violate any state or local guideline by trimming the brush in the 404 wetland area.

Why did the board chose to send a letter to Lot 395 and not any other of the properties in Taberna that are maintaining their wetlands in the same fashion?

Answer: I have a 'high profile' property and there have been numerous comments

Increased awareness of the value of wetlands has resulted in a number of regulations and programs designed to protect wetlands and the benefits they provide.



Learn More and Download - from the Environmental Protection Agency
http://www.epa.gov/owow/wetlands/pdf/fun_val.pdf

► Administrative History

Legislation Affecting Wetlands

Legislation	Responsible Agency	Regulated Activity
<u>Section 404 Clean Water Act (1972)</u>	US. Army Corps of Engineers	Discharge of dredged or fill materials into waters of the United States
<u>Section 401 Clean Water Act (1972)</u>	NC DENR Division of Water Quality	Discharge of pollutants in surface waters of the state
NC Coastal Area Management Act (1974)	Division of Coastal Management	Development in designated "Areas of Environmental Concern"
Division of Coastal Management State Dredge and Fill Act (1969)	Division of Coastal Management	Filling or dredging in estuarine waters, tidelands, marshlands, and state-owned lakes
Title XIV: 1990 Food, Agriculture, Conservation and Trade Act (Swampbuster)	Agricultural Stabilization and Conservation Service	Conversion of wetlands for the purpose of agricultural production