

Minutes of Board of Directors Meeting
Taberna Homeowners' Association
November 12, 2009

Board Members Attending:

Gene Peele	President
George McNulty	Vice President
Linda Pickens	Secretary
Suzanne Forsythe	Treasurer
Willis Vincent	Member at Large
Rick Layton	Member at Large
Steve Harman	Member at Large

Also Attending:

Jim Dugan, Russ Packard and Bryan Scoggins.

The Meeting was called to order by Gene Peele at 5:27pm, there being a quorum present.

Minutes:

Suzanne Forsythe made a motion to approve the Minutes of the October 14, 2009 Meeting, which was seconded by Rick Layton. The Minutes were unanimously approved and accepted.

Treasurer's Report:

The Treasurer gave the following report:

Cash and Accounts Receivable: The total cash in the operating checking accounts as of November 10, is \$92,864. The total Accounts Receivable as of November 6 is \$12,028.

Reserve Deposits: Since the cash was available, the Treasurer went ahead and made the final quarterly reserve deposits as follows: \$1,580 for One Taberna Way; \$4,320 for Taberna Landings; and \$828 for Boylen Creek. The reserve account for Taberna Landings is being maintained in a money market account per their request.

Court Cases. The HOA began the collection process under the judgment won in Court against a delinquent homeowner. As a result, the homeowner proposed a payment plan, which was accepted. The payment plan will pay in full all delinquent dues, late fees and attorney costs. The HOA filed three additional court cases against delinquent homeowners. The HOA won judgments against two of the homeowners. The third homeowner proposed a payment plan which was accepted, and the court case was dismissed. The HOA will begin collection procedures against the two homeowners having judgments against them.

George McNulty made a Motion to accept the Treasurer's report, which was seconded by Rick Layton. The Motion was unanimously passed.

Finance Committee:

As a follow-up to last month's meeting, Gene Peele discussed adding Bob Costanzo to the Finance Committee. (The Board delayed approving Bob Costanzo until the November meeting in order to give Bob Moore, Chairman of the Finance Committee, an opportunity to speak with him.) Gene informed the Board that Bob Moore responded that the Finance Committee had sufficient members, but would keep Bob in mind when a new opening became available. Gene stated that Bob Costanzo would be a good addition to the Committee given his previous service on the Committee and as Board President. On a Motion made by Linda Pickens, which was seconded by Rick Layton, the Board approved by a vote of 6-1 to add Bob Costanzo as a member of the Finance Committee. Suzanne Forsythe objected to the appointment.

Open Items:

Web Site: Gene Peele reported that he and Alva Windham have taken pictures of Taberna for use on the web site and have put together a "blueprint" to update the web site.

Fireproof File Cabinets: The 3 used fireproof cabinets have been purchased and installed in the HOA office.

Beautification: The Board authorized the Building & Grounds Committee to begin landscaping improvements in front of the wrought iron fence at the front entrance (on the right leaving Taberna) and to the wrought iron fence near 611 Taberna Circle. Gene met with the B&G Committee and let them know that proposals for landscaping improvements in 2010 must be more fully planned and outlined so that the Board has an understanding of the scope and cost of the landscaping proposals.

Canoe Dock Park: The pruning and weeding of the Canoe Dock Park has been done by Kut-Rite. The graffiti on the pavilion will be painted over.

Abbingdon Woods Fence:

Based on a concern raised by a resident of Abbingdon Woods, the Board discussed the placement and condition of his privacy fence. A Representative of Abbingdon Woods examined the fence and reported that, while there are two boards that are slightly warped, the fence is in good condition overall. The Board felt that it was possible that shrubbery could offset the placement of the privacy fence. It was decided to suggest planting shrubbery to the resident and that, if moving the fence is preferred, the resident should work with the ACC and the Sub-Association representatives.

Golf Club Proposal:

The Board received a proposal from the owner of the Taberna Golf Club asking that the HOA assess a fee to all residents of Taberna to pay for mowing certain areas of the golf course. The matter was referred to the HOA attorney. The HOA attorney confirmed that the HOA has no authority under its Bylaws and Covenants to assess residents to maintain private property. A letter relating this position will be sent to the owner.

Playground Equipment:

The Board discussed the placement of playground equipment on a lot. Because of the peculiarities of the lot, the playground equipment was set up outside the fence line. The Board granted a variance under the following conditions: the playground equipment may be left on the lot for a period not to exceed six years, plantings to screen the equipment must be installed to minimize visibility of the equipment from the street and adjoining property, the landscaping design to shield the equipment must be approved by the ACC, the actual landscaping must be completed within six months from the time the variance was granted, and the variance granted must be agreed to by surrounding neighbors.

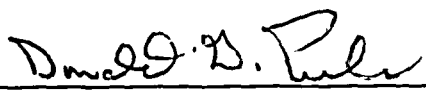
Procedures for Handling Covenant Violations:

Willis Vincent prepared written procedures for handling Covenant violations. The written procedures will inform residents of the manner in which violations are handled and ensure that all violations are handled in a uniform manner. The Board discussed the procedures and made a few modifications. Steve Harman made a Motion to accept the written procedures as revised, which was seconded by George McNulty. The Motion was unanimously passed.

Vincent reported on Covenants violations pertaining to trash receptacles, dead trees, a boat, and a welcome home sign. After some discussion, it was noted that a welcome home sign is not permitted per our currently published rules. Suzanne advised that a prior Board had discussed and approved the temporary display of a welcome home sign.

There being no further business before the Board, a Motion was made by Suzanne Forsythe to adjourn, which was seconded by George McNulty. The Motion passed and the meeting was adjourned at 7:15 pm. The next meeting of the Board of Directors will be held on December 9, 2009.

Approved by the Board of Directors:


By: Gene Peele, President


Date:

●
BACKGROUND

MATERIALS

FOR

MATTERS

●
DISCUSSED

AT BOARD

MEETING
●

Linda Pickens

From: Gene Peele [dgpeele@embarqmail.com]
Sent: Tuesday, November 10, 2009 10:11 AM
To: 'Gene Peele'; 'George McNulty'; 'Linda Pickens'; 'Rick Layton'; 'Steve Harman'; 'Suzanne Forsythe'; 'Willis Vincent'
Subject: Agenda for 11 Nov Board Meeting
Attachments: BOD_OpenItems_2009.doc
Categories: Yellow Category

This is the agenda for the Wed meeting. Attached is the updated action status. Larry Alderson has requested to attend to discuss concerns about the contract award and reps for Abbington Woods. I have reserved time at 6:00 but I don't know if he will attend. I have explained the basis of our contract award to him and suggestions for how to address rep concerns. I haven't confirmed if he will be attending.

Thanks, Gene

**Taberna Homeowners Association
Board of Directors
Agenda
November 11, 2009 @ 5:30**

- | | | |
|-------------|--|--|
| I. | Opening Remarks | Gene Peele |
| II. | Adoption of Minutes | Linda Pickens |
| III. | Treasurer's Report/
3 Qtr Financials
Status of Liens & Court Actions | Suzanne Forsythe |
| IV. | Old Business | |
| | <ul style="list-style-type: none">• Status Old Business Open Items• Annual Meeting Actions | Gene Peele/All
Gene Peele |
| V. | New Business | |
| | <ul style="list-style-type: none">• Abbington Woods Contract/Reps Concerns• Repair of Abbington Woods Fences• Collins Residence Playground
Variance Request• Golf Course Maintenance Proposal• Covenant Violations &
Approval of Enforcement Procedures | Gene Peele/Larry Alderson
Willis Vincent/Gene Peele
Willis Vincent/All

George McNulty/All
Willis Vincent/All |
| VI. | Good of the Order | |

VII. Confirm Next Meeting

VIII. Adjournment

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 9.0.698 / Virus Database: 270.14.58/2493 - Release Date: 11/09/09 14:40:00

Linda Pickens

From: WsVincent@aol.com
Sent: Monday, November 09, 2009 7:03 PM
To: dgpeele@embarqmail.com; mmculty@suddenlink.net; lindapickens676@suddenlink.net; forsythenc@embarqmail.com; ricklayton@msn.com; steve_harman@suddenlink.net
Subject: Two Items Needing Board Approval
Attachments: Covenant Procedures2.doc; Variance Letter-Collins.doc
Categories: Yellow Category

BOD

Attached are two items that will need to approved officially at our Nov. 11 meeting:

- (1) Variance for children's playground set-127 Walden Road
- (2) Procedures for the enforcement of Association covenants and rules

Willis

P.S. Gene: Use the current attached covenant enforcement procedures file instead of the one sent to you for inclusion on the website.

No virus found in this incoming message.

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Version: 9.0.698 / Virus Database: 270.14.58/2493 - Release Date: 11/09/09 14:40:00

*Linda:
Here's your copy,
I made the changes
Thanks
Willis*

PROCEDURES FOR ENFORCEMENT OF COVENANTS AND RULES

The purpose of this overview is to help homeowners understand the covenant enforcement process. This information will explain the steps used in achieving covenant compliance in Taberna.

- Periodically Building and Grounds Committee members monitor the neighbor and inspect property for covenant and architectural/appearance violations. The Chair of Building and Grounds compiles a list of violations and reports the violations to the Covenants Advocate, the Board member with overall responsibility for violations. Residents of Taberna may also report covenant violations at any time. Residents can report violations by the writing the Board of Directors, Covenants, THOA, 1005 Taberna Circle, New Bern, NC, 28562, by sending an e-mail message to covenantsthoe@gmail.com, or by accessing the Association website at tabernahoa.org and using the "Questions to the Board" section to report violation.
- The Covenants Advocate, who is a member of the Board of Directors, views each property for which a covenant violation has been reported. Violations must be visible from streets, the golf course, sidewalks, and common areas. The Advocate visits each lot within one (1) week of being informed about a violation before sending any correspondence to an owner about a violation.
- Violations will not be prioritized in any way. In other words, a violation is a violation. All violations will be treated equally. Every violation will be recorded each month on a spreadsheet (Violations Tracking Record) prepared by the Covenants Advocate. The Covenants Advocate will present a summary of violations to the Board at each monthly meeting.
- The Covenants Advocate sends a first letter, a "Friendly Reminder" letter, to each lot owner who violates a covenant or regulation. If property is rented through a rental agent, a designated person at the property management company as well as the owner receives the letter. Friendly reminder letters are usually sent by first-class mail to homeowners and/or rental agents. (At the option of the Covenants Advocate, e-mail may be used to send this letter.) The letter will specify what the violation is, and what the Board believes needs to occur in order for the violation to be corrected.
- The Covenants Advocate usually sends a second letter, a "Follow Up" letter, by first-class mail to an owner who has not addressed an outstanding violation. The follow-up letter is merely a courtesy notice to the homeowner and serves as a reminder to correct a violation. The owner is asked to cooperate and address the violation by a specific date in order to avoid a hearing before the Adjudicatory Panel of the Taberna Homeowners Association.
- The Covenants Advocate will send a third letter, a "Warning" letter, to the homeowner if a violation is not corrected. Copies of this letter are usually sent to the President of the Board, the Chair of the Adjudicatory Panel, the Chair of the Building and Grounds Committee, and the Treasurer of the Association. An owner will be given ten (10) days from the date on the third letter to respond about corrective action taken or planned to remedy a violation. This letter is sent as *certified mail, return receipt requested*.
- A fourth letter, the "Adjudicatory Panel" letter, will come from the Chair of the Adjudicatory Panel. Currently, the Adjudicatory Panel consists of three Board approved members. The Adjudicatory Panel appointed by the Board is composed of members of the Association who are neither officers of the Association nor members of the Board of Directors.

and
an alternate

- This fourth letter notifies the owner about a scheduled hearing before the Adjudicatory Panel for an alleged violation of the Taberna Protective Covenants, Rules, Regulations and/or Building Guidelines and Standards. The owner will be given notice of the violation(s), and the date and time of the hearing. This letter will be sent by *certified mail, return receipt requested*. Copies of the letter will be sent to the Covenants Advocate, the President and Vice-President of the Board of Directors, and members of the Adjudicatory Panel.
- At the hearing, the Chair of the Panel will make introductions and explain the purpose of the hearing. The Covenants Advocate will present all documentation (including photos) relating to the violation. The owner will have an opportunity to be heard and to present evidence. The Panel may ask questions of the owner. After discussion, the owner leaves the conference room and the Panel reaches a decision.
- The Chair of the Adjudicatory Panel will send a final letter, the "Judgment" letter, to the owner approximately ten (10) days after the hearing. The owner is informed of the Panel's decision via certified mail, return receipt requested. This letter will explain the decision of the Panel and state the amount of any fine. Any owner disagreeing with the finding of the Panel may appeal the decision to the Board of Directors of the Association.
- The owner must give written notice of appeal to the President of the Association within fifteen (15) days following receipt of the notice from the Chair of the Adjudicatory Panel. The Board of Directors will review the evidence, hear the appeal, and make a ruling. The Board may affirm, vacate, or modify the prior decision of the Adjudicatory Panel. The owner will be notified of the Board's decision by certified mail, return receipt requested.

Effective: 1/1/10.

FRIENDLY LETTER (1st)

Sample Violation Letter--Each violation will be identified according to our covenants and guidelines.

Taberna Homeowners Association
1005 Taberna Circle
New Bern, NC 28562
Date

Homeowner's Address

Dear

Each resident of Taberna has an obligation to maintain his or her property to the standards of the community and to comply with the Protective Covenants and Appearance Guidelines. Please understand that these standards were established by the Association to preserve, protect, and enhance our community.

According to the Taberna Protective Covenants and Building Guidelines, trailers, boats, etc., must be stored in a garage or offsite. Please note the Taberna Building, Architectural, and Appearance Guidelines below. For additional information about our covenants and guidelines, visit our website [tabernahoa.org].

7. PARKING OF RECREATIONAL VEHICLES, BOATS AND TRUCKS

- Boats, boat trailers, other trailers, campers, recreational vehicles, utility vehicles or trucks (rated one ton or higher) may not be parked on any street right-of-way or on any lot overnight unless enclosed within a garage.
- Automobiles may only be parked on the driveway, on the street, or in the garage.

Be advised that the Taberna Building and Grounds Committee has reported a violation to the Board of the Taberna Homeowners Association. Therefore, we request the prompt removal of the trailer from your driveway (or Lot).

If you have questions about the violation or need additional time to correct this violation, e-mail me at covenantsthoa@gmail.com. You can also write the Board at the mailing address above.

Sincerely

Board of Directors, Tabern HOA

Representative

FOLLOW-UP LETTER (2d)

**Taberna Homeowners Association
1005 Taberna Circle
New Bern, NC 28562
Date**

Homeowner's Address

Dear _____

Subject: _____

As a homeowner in Taberna, you are aware that we have an obligation to abide by our protective covenants. These covenants are in place to ensure that Taberna remains an attractive and desirable place to live.

On _____, the Board of Directors advised you of a certain covenant violation at your property. Apparently, the violation has not been addressed because _____
Please correct this violation by specific date for compliance noted.

The Board has instituted a fine policy of \$100 per day for any violation that is not resolved. Should the fine be levied, it will be retroactive to the date the violation was first brought to your attention _____. The fine can be imposed pursuant to Chapter 47F of Article 3, Management of a Planned Community, North Carolina General Statutes.

Please contact us in writing if you have questions or are unable to address the violation by _____. You should contact the Board at *covenantsthos@gmail.com* or by mail at the above address.

Sincerely

Board of Directors, Taberna HOA

Representative

WARNING LETTER (3d)

Taberna Homeowners Association
1005 Taberna Circle
New Bern, NC 28562
Date

Homeowner's Address

Dear

SUBJECT: Continuance of Covenant Violation-- _____; Lot _____

On (date 1st letter was sent), you were advised about a specific violation at your property. A copy of that letter is enclosed.

As a member of the Taberna community, you have an obligation to abide by protective covenants and appearance guidelines. These covenants and guidelines are in place to ensure that our community remains aesthetically pleasing and that our homes maintain the highest level of value.

At this time, we are still seeking remediation of the violation. Therefore, we ask that the violation be corrected within ten (10) days from the date of this letter. The Board has established a fine policy for covenant, architectural, and appearance violations that are not resolved within a reasonable period of time. The Taberna Homeowners Association has the authority to impose a fine under the authority of the North Carolina Planned Community Act. Please see the enclosed document.

Please respond in writing that you intend to address the covenant violation. If no response is received by _____, we will assume that you do not choose to correct the violation. This violation will then be referred to our Adjudicatory Panel for a hearing at which you have the right to appear.

Please contact us at covenantsthoe@gmail.com. If you prefer, you may also write us at the address above.

Sincerely

Board of Directors, THOA

Representative

Enclosures

Copie to

ADJUDICATORY PANEL LETTER (4th)

Taberna Homeowners Association
Board of Directors
3948 US Highway 70 East
New Bern, NC 28562
Date

Homeowner's Address

Dear

The Board of Directors of the Taberna Master Homeowners Association has requested that a hearing by the Taberna Adjudicatory Panel be held concerning your alleged violation(s) of the Taberna protective Covenants, Rule, Regulations and/or Building Guidelines and Standards.

Accordingly, concerns regarding the _____ will be considered by the Panel at *(time, date)* in the conference room of the Taberna HOA offices at the above address. You have the right to attend the hearing and present your views on this matter to the Panel but, should you choose not to attend, the hearing will nonetheless proceed in your absence.

Please be advised that the hearing and deliberations of the Panel will be conducted pursuant to North Carolina General Statute Section 47F.3.102-118 (as amended). A decision confirming your violations could result in both a fine and further legal action against you.

We sincerely hope that these alleged violations may be resolved satisfactorily prior to the hearing date of _____.

Very truly yours

Chairperson, Adjudicatory Panel

Copies to:

Taberna Homeowners Association
1005 Taberna Circle
New Bern, NC 28562
November 12, 2009

Mr. Brad Collins
127 Walden Road
New Bern, NC 28562

Dear Mr. Collins

Based on a review of the circumstances surrounding the addition of a play set to your Lot, the Board has agreed to permit the placement of a child's play set outside the fence envelope of your home. At the time of our Board meeting on November 11, 2009, we agreed to the following:

1. The existing play set may be left as presently located for the next six (6) years from the date of this letter-- November 12, 2009.
2. No additional play equipment is to be installed in the future.
3. If the current property is sold, the play set is to be removed before the sale closes.
4. A formal landscaping plan should be submitted to the Architectural Control Committee (ACC) within the next three months (90 days) from the date of this letter. The plan shall show what might be done to minimize the visibility of the play set from the street and adjoining property.
5. The actual landscaping must be completed within six months (180 days) from the date of this letter.

The request for a landscaping plan is needed to insure conformity with the general aesthetic character of Taberna. The ACC has final authority to approve or deny the landscaping plan. An approved landscape screening plan and the completion of landscaping are fundamental to your being allowed to keep the play set outside the fence envelope of your home.

We shall look to hearing from you within the next fifteen (15) days regarding this proposal. Any communication should be in writing and sent to the above address, or you may e-mail covenantsthoa@gmail.com.

Sincerely

Board of Directors

Gene Peele, President

Copies to Willis Vincent, Representative

Dick Turner, Chair, ACC

Justification for New Vehicular Restrictions

Vehicular restrictions are often important to preserve the residential and aesthetic appearance of a community. Most associations typically contain restrictions regarding the parking of vehicles and other means of conveyance. One of the purposes of covenants and rules is to provide notice to the owners of what is prohibited and restricted in order to encourage voluntary compliance. When an owner does not know or understand what is permitted and restricted, he or she cannot know whether they are in violation of the restriction, thereby making voluntary compliance improbable.

The intent of the new guidelines and regulations are as follows:

- to restrict overnight parking of vehicles with exposed equipment and supplies intended for use in commercial applications or for a business purpose
- to prohibit overnight parking of "for hire" vehicles on any Lot or on the street
- to prohibit vehicles displaying advertising signs or other similar markups
- to prohibit junk vehicles and vehicles that do not display currently valid license plates regardless of condition
- to limit the repair or maintenance of vehicles except within the confines of a garage
- to ban vehicles on empty or vacant Lots
- to limit parking of vehicles to the garage, driveway, or the street adjacent to an owner's property
- to ban overnight parking in Todd Denson Park
- to allow portable storage units on a Lot for the moving in or out of a dwelling
- to define the different terms in Section 4(J) of the Taberna covenants

Having clear and concise vehicle restrictions will benefit the Association should it need to enforce its restrictions in court. When restrictions or rules are drafted in a vague and unclear manner, a court must interpret the rule to determine if there was a violation. Any ambiguity is interpreted against the drafter. If a restriction or rule is drafted clearly and not open to interpretation, a court will not have the option of misinterpreting the true meaning

Linda Pickens

From: Gene Peele [dgpeele@embarqmail.com]
Sent: Wednesday, November 11, 2009 10:35 AM
To: 'Gene Peele'; 'George McNulty'; 'Linda Pickens'; 'Rick Layton'; 'Steve Harman'; 'Suzanne Forsythe'; 'Willis Vincent'
Subject: FW: Taberna Country Club

FYI – more background knowledge that we need to be aware of regarding our interface between the club and the HOA.

Jim's response below is to a question I asked him after Bob Costanzo reminded me this morning that the club has been maintaining some specific areas of our common property for a long time.

This requires some research to figure out when this began and how we documented this. The tangled webs we weave!!!!!!

Thanks, Gene

From: Jimdotty@aol.com [mailto:Jimdotty@aol.com]
Sent: Wednesday, November 11, 2009 10:08 AM
To: dgpeele@embarqmail.com
Subject: Re: Taberna Country Club

Mows around utility boxes near golf holes, Mows out to sidewalks along # 7 and others. Edges out to road in same areas several times a year. Probably a few other small areas that I cant remember at my age.

Linda Pickens

From: Gene Peele [dgpeele@embarqmail.com]
Sent: Sunday, November 08, 2009 3:02 PM
To: 'Gene Peele'; 'George McNulty'; 'Linda Pickens'; 'Rick Layton'; 'Steve Harman'; 'Suzanne Forsythe'; 'Willis Vincent'
Subject: FW: Home and Lot Value

FYI - We can discuss at our Wed meeting but for the moment I don't think we need anything further from Beth.

Tx, Gene

-----Original Message-----

From: BETH F. ATKINS [mailto:BATkins@hsfh.com]
Sent: Friday, November 06, 2009 4:13 PM
To: Gene Peele
Subject: RE: Home and Lot Value

Gene, I have reviewed the letter and the covenants, and you are correct that it would require an amendment of the covenants to enable you to assess dues maintenance of property that is not common area. You are also correct that it has a "potential to create a rift" between golf course owners and non-golf course owners; and I can tell you from my experiences representing Fairfield POA that I believe it will create a rift. I have not fully analyzed whether even with an amendment you could do an assessment for property that isn't yours, but it raises concerns for me. I will review further if you want me to. It seems to me that this would benefit mostly those who live along the golf courses as well as those who golf.
Just let me know if you would like for us to look into this any further.
Beth Atkins

Beth F. Atkins
Howard, Stallings, From & Hutson, P.A.
2407 Grace Ave. (Zip for Street 28562)
P.O. Box 975
New Bern, NC 28563
(252) 633-3006
Fax: (252) 633-3097
batkins@hsfh.com<mailto:batkins@hsfh.com>
www.hsfh.com<http://www.hsfh.com/>

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From: Gene Peele [mailto:dgpeele@embarqmail.com]
Sent: Thursday, November 05, 2009 12:18 PM
To: BETH F. ATKINS
Subject: FW: Home and Lot Value

Beth,

The attached memo from the Taberna Country Club presents a situation that our HOA needs to approach carefully and fully understand the legalities of what is being proposed and how we should react. Scarily, it has the look in some ways of what happened over time at Fairfield Harbor.

Any proposal to shift maintenance costs from the club to homeowners will not be received well by our homeowners. His proposal is to permanently shift over \$63,000 of annual costs to homeowners to maintain things as he is doing today or face the alternative of no mowing and unsightly golf course borders with the homes on the golf course. As proposed this would require a huge increase (36% or so) in homeowner dues. This has the potential to create a rift between our golf course owners and the non-golf course homeowners.

My reading of the covenants suggests that the HOA can only charge assessments for maintenance of the common areas, so I am unsure if we could even do what he proposes without amending our covenants.

Please take a quick look at this and give me your take on what how we should approach this. We are not going to respond to him or invite him to our Board meeting until we hear from you. If necessary we can come to your office if that would help plan our next steps.

Thanks, Gene

From: Matthew McNulty [mailto:mmcnulty@suddenlink.net]
Sent: Wednesday, November 04, 2009 9:13 PM
To: George McNulty; W Vincent; Steve Harmon; Suzanne Forsythe; Rick Layton; Linda Pickens; Gene Peele
Subject: Fw: Home and Lot Value

Dear fellow board members,

Attached is a letter I recieved from Fred. He is threatening to let areas of the golf course go unmowed, and hold the Board partially responsible for golf course maintenance. This is a bold faced attempt to get the HOA to help maintain his property. I can see where residents on the fairways will want us to cooperate but I am adamantly against this proposal. Can you see trying to explain to non members of the Club why their dues are helping to maintain Freds property. Please let me know how you feel about this proposal.

George

From: fred leonard<mailto:fredleonard@tabernacc.com>
To: mmculty@suddenlink.net<mailto:mmculty@suddenlink.net>
Cc: Gretchen Leonard<mailto:gretchenleonard@tabernacc.com>
Sent: Monday, November 02, 2009 3:36 PM
Subject: Home and Lot Value

Mr. McNulty,

As the incoming president of the THOA, you seemed the appropriate person for me to contact. I know the THOA has an annual meeting December 15th and a board meeting on November 11th. I have attached a proposal that I would like to present to the board next week if you think it has merit. Let me know your thoughts on the letter, if you don't mind, and can you tell me protocol for presenting at your board meeting?

I don't want to begin introducing low maintenance areas next year without the THOA being knowledgeable and having an opportunity to participate in the process. As a member, your dues are used to provide you a great facility to enjoy and play golf. Somewhere along the way, it became my job to provide more that for lot and homeowners at no cost to them. To avoid raising member dues, we have to change the way we do some things as I am sure you can understand.

Thank you for your time and look forward to hearing from you.

Fred Leonard

To: Mr. George McNulty
From: Fred and Gretchen Leonard
Subject: Home/Community Value Fee

As 2010 approaches and we begin our budgets, we are still trying to minimize cost without sacrificing the integrity or playability of the golf course. One of the trends in course maintenance is to introduce "no mow" areas. This reduces maintenance input for mowing and pesticide. It can also be perceived as eco-friendly as is promoted by the National Audubon Society's golf course review. The drawback is not for golfers but for homes in the community and in particular, golf course frontage homes. No longer is the turf manicured to the property line. This may be viewed as unsightly to said property owners but is a real consideration for club management at this time.

A new trend is emerging in golf course communities to aid the maintenance budgets of golf courses located in these communities. The point of home and lot owner participation is to help protect their home values by ensuring a quality golf course view. We have seen what can occur when the course closes or becomes unkept by what has been experienced at Fairfield Harbor. I am in no way saying that this is an issue but the current maintenance program will change without support from the surrounding community. We have had meetings, discussions, etc with homeowners over the years discussing the golf course property bordering their lots and the expectation is high for all the residents of Taberna.

In an effort to continue providing manicured turf from property line to property line, I am proposing that each month, the THOA bill all residents \$5/month if their home does not border the golf course and \$10/month if their home borders the golf course and pay Taberna CC that amount monthly. There are 191 homes that border the course of the 865 total lots. That would equal a monthly payment of \$5,280 to Taberna CC from the THOA. Upon acceptance, I suggest we enter into contract such an agreement to make this binding and permanent.

Note: The monthly fee proposed is the same amount charged at similar communities such as Carolina Colours.

Thank you for your consideration and look forward to hearing from you.

Fred Leonard

Linda Pickens

From: Robert A forsythe [forsythenc@embarqmail.com]
Sent: Saturday, November 07, 2009 9:27 AM
To: dgpeele; lindapickens676; George McNulty; WsVincent; ricklayton; Steve Harman
Cc: forsythenc
Subject: 3rd qtr financial reports/notes
Attachments: HOA Financial Qtrly Reports.xls; HOA-notes on 3rd qtr financials.doc

BoD's: Attached are the third quarter 2009 financial reports for your review. Also included is my 'cover sheet' notes. If there are any specific questions, please let me know now so that we do not have to draw out the discussion at the HOA meeting this week. (Just cc the questions to everyone so that they can see what they are, and I will respond to same.).

Suzanne F 11/7/09

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 9.0.698 / Virus Database: 270.14.53/2486 - Release Date: 11/07/09 02:38:00

Taberna Master Homeowners Assoc., Inc.

Balance Sheet

SEPTEMBER 30, 2009

ASSETS

ASSETS

BB&T Checking Acct	\$ 16,713.94	
BB&T: IDA Account	<u>\$ 56,344.08</u>	
Total Cash		\$ 73,058.02
Replacemt Reserve: Scott Money Mkt	\$ 710.98	
Replacemt Reserve: Scott CD's	\$ 95,000.00	
Operations Reserve: Scott Money Mkt	\$ 1,184.93	
Operations Reserve: Scott CD's	<u>\$ 49,000.00</u>	
Total Reserves		\$ 145,895.91
Petty Cash	<u>\$ 200.00</u>	\$ 200.00
Dues Receivable	\$ 1,875.00	
Lot Mowing Receivable	\$ -	
Bushhogging Receivables	\$ 322.00	
Spec.Assessment Receivable	\$ 2,315.00	
Due to Sub-Assns.	\$ 40.00	
Prepaid Expenses	<u>\$ 2,034.96</u>	
Total Other Assets		<u>\$ 6,586.96</u>
TOTAL ASSETS		<u>\$ 225,740.89</u>

LIABILITIES and FUND BALANCE

LIABILITIES

Compliance Deposit payable	\$ -	
Prepaid dues/assessments	<u>\$ 187.00</u>	
TOTAL LIABILITIES		\$ 187.00

FUND BALANCE

Beginning Balance	\$ 160,839.45	
Current Year Reserve Transfers	\$ 10,000.00	
Current Year Activity	<u>\$ 54,714.44</u>	
TOTAL FUND BALANCE		<u>\$ 225,553.89</u>
TOTAL LIABILITY & FUND BALANCE		<u>\$ 225,740.89</u>

ABBINGTON WOODS
A Division of Taberna Master Homeowners Association, Inc.
Balance Sheet

SEPTEMBER 30, 2009

ASSETS

ASSETS

Checking Acct.: BB&T	\$ 4,897.45	
Total Operating Cash		\$ 4,897.45
Reserve: Scott Money Mkt	\$ 429.03	
Reserve: Scott CD's	\$ 9,000.00	
Total Reserves		\$ 9,429.03
Dues Receivable	\$ 196.50	
Prepaid Expenses	\$ -	
Total Other Assets		\$ 196.50
TOTAL ASSETS		\$ 14,522.98

LIABILITIES and FUND BALANCE

LIABILITIES

Accounts Payable/ Prepaid Dues	\$ 196.50	
Due to Master	\$ -	
TOTAL LIABILITIES		\$ 196.50

FUND BALANCE

Beginning Balance	\$ 11,796.15	
Current Year Reserve Transfers	\$ -	
Current Year Activity	\$ 2,530.33	
TOTAL FUND BALANCE		\$ 14,326.48
TOTAL LIAB. & FUND BALANCE		\$ 14,522.98

BOLEYN CREEK VILLAS
A Division of Taberna Master Homeowners Association, Inc.
Balance Sheet

SEPTEMBER 30, 2009

ASSETS

ASSETS

Checking Acct.: BB&T	\$ 6,101.82	
Total Operating Cash		\$ 6,101.82
Reserve: Scott Money Mkt	\$ 130.48	
Reserve: Scott CD's	\$ 3,000.00	
Total Reserves		\$ 3,130.48
Dues Receivable	\$ -	
Prepaid Expenses	\$ -	
Total Other Assets		<u>\$ -</u>
TOTAL ASSETS		<u>\$ 9,232.30</u>

LIABILITIES and FUND BALANCE

LIABILITIES

Accounts Payable	\$ -
Prepaid dues & assessments	<u>\$ -</u>

TOTAL LIABILITIES \$ -

FUND BALANCE

Beginning Balance	\$ 3,894.49
Current Year Reserve Transfers	\$ -
Current Year Activity	<u>\$ 5,337.81</u>

TOTAL FUND BALANCE \$ 9,232.30

TOTAL LIAB. & FUND BALANCE \$ 9,232.30

TABERNA LANDING
A Division of Taberna Master Homeowners Association, Inc.
Balance Sheet

SEPTEMBER 30, 2009

ASSETS		
ASSETS		
Checking Acct.: BB&T	\$ 6,710.72	
Total Operating Cash		\$ 6,710.72
Reserve: Scott Money Mkt	\$ 236.94	
Reserve: Scott CD's	\$ 8,000.00	
Reserve: BB&T CD	\$ 5,034.67	
Total Reserves		\$ 13,271.61
Dues Receivable	\$ -	
Prepaid Expenses	\$ -	
Total Other Assets		\$ -
TOTAL ASSETS		\$ 19,982.33
LIABILITIES and FUND BALANCE		
LIABILITIES		
Accounts Payable (Boleyn)	\$ -	
Due to Master	\$ -	
TOTAL LIABILITIES		\$ -
FUND BALANCE		
Beginning Balance	\$ 14,523.10	
Current Year Reserve Transfers	\$ -	
Current Year Activity	\$ 5,459.23	
TOTAL FUND BALANCE		\$ 19,982.33
TOTAL LIAB. & FUND BALANCE		\$ 19,982.33

ONE TABERNA WAY
A Division of Taberna Master Homeowners Association, Inc.
Balance Sheet

SEPTEMBER 30, 2009

ASSETS

ASSETS

Checking Acct.: BB&T	\$ 19,647.42	
Total Operating Cash		\$ 19,647.42
Reserve: Scott Money Mkt	\$ 2,628.17	
Reserve: Scott CD's	\$ 34,000.00	
Reserve: BB&T CD	\$ 8,616.30	
Total Reserves:		\$ 45,244.47
Dues Receivable	\$ 2,000.00	
Prepaid Expenses	\$ -	
Total Other Assets		\$ 2,000.00
TOTAL ASSETS		\$ 66,891.89

LIABILITIES and FUND BALANCE

LIABILITIES

Accounts Payable	\$ -
Due to Master	\$ -

TOTAL LIABILITIES **\$ -**

FUND BALANCE

Beginning Balance	\$ 54,914.08
Current Year Reserve Transfers	\$ 4,740.00
Current Year Activity	\$ 7,237.81

TOTAL FUND BALANCE **\$ 66,891.89**

TOTAL LIAB. & FUND BALANCE **\$ 66,891.89**

Taberna Master Homeowners Association, Inc.
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the NINE Months and Year-to-Date Periods Ended Sept. 30, 2009
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2009
Revenues					
Dues	\$ -	\$ -	\$ 183,371.00	\$ 182,916.00	\$ 182,916.00
Spec.Assessments	\$ 100.00	\$ -	\$ 100.00	\$ -	\$ -
Interest Inc-Reserves	\$ 1,226.52	\$ 1,100.00	\$ 3,157.21	\$ 2,820.00	\$ 4,840.00
Interest Inc-Other	\$ 181.18	\$ 400.00	\$ 717.33	\$ 1,500.00	\$ 2,148.00
Misc. Income	\$ 1,000.00	\$ -	\$ 1,015.00	\$ -	\$ -
Late Fees/Fines	\$ 780.00	\$ -	\$ 2,729.00	\$ -	\$ -
Miscellaneous-Taxable	\$ -	\$ -	\$ -	\$ -	\$ -
2008 Fund Bal. Alloc.	\$ -	\$ -	\$ -	\$ 593.00	\$ 593.00
Total Revenues	\$ 3,287.70	\$ 1,500.00	\$ 191,089.54	\$ 187,829.00	\$ 190,497.00
Expenses					
Landscaping - Contracts	\$ 20,997.00	\$ 23,560.00	\$ 74,707.00	\$ 70,680.00	\$ 94,240.00
Bldg/Grounds-Mtnce-Misc	\$ 1,742.84	\$ 3,750.00	\$ 4,774.44	\$ 11,250.00	\$ 15,000.00
Water Drainage Mgmt	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Aquatic Mgmt	\$ -	\$ -	\$ -	\$ -	\$ 400.00
Beautification Project	\$ 10,337.00	\$ 5,000.00	\$ 22,197.00	\$ 15,000.00	\$ 20,000.00
Community Improvements	\$ -	\$ -	\$ -	\$ -	\$ 6,757.00
Utilities-Water	\$ 1,343.22	\$ 1,500.00	\$ 3,000.03	\$ 3,000.00	\$ 3,850.00
Utilities-Electric	\$ 742.71	\$ 700.00	\$ 1,912.79	\$ 2,100.00	\$ 2,860.00
Mailboxes/Posts	\$ 18.04	\$ -	\$ 257.58	\$ -	\$ -
Lot Front Mtnce	\$ 1,224.00	\$ -	\$ (255.00)	\$ -	\$ -
Bushhogging	\$ -	\$ -	\$ 256.00	\$ -	\$ -
Crime Watch	\$ -	\$ 125.00	\$ -	\$ 375.00	\$ 500.00
Administrative	\$ 600.48	\$ 750.00	\$ 1,785.43	\$ 2,250.00	\$ 3,000.00

Taberna Master Homeowners Association, Inc.
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the NINE Months and Year-to-Date Periods Ended Sept. 30, 2009
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2009
Misc/Web/Mktg	\$ 429.36	\$ 1,125.00	\$ 648.36	\$ 3,375.00	\$ 4,500.00
Accounting	\$ 1,074.00	\$ 1,200.00	\$ 5,225.00	\$ 6,300.00	\$ 7,500.00
Legal	\$ 661.30	\$ 1,500.00	\$ 3,053.57	\$ 4,250.00	\$ 5,000.00
Insurance	\$ 100.00	\$ -	\$ 4,861.00	\$ 4,650.00	\$ 4,650.00
Rent	\$ 975.00	\$ 1,050.00	\$ 2,925.00	\$ 3,050.00	\$ 4,100.00
Annual Meeting	\$ 40.00	\$ -	\$ 40.00	\$ -	\$ 1,200.00
Write Off Bad Debt	\$ -	\$ -	\$ -	\$ -	\$ -
Taxes	\$ -	\$ -	\$ 986.90	\$ 2,100.00	\$ 2,100.00
Replacement Reserves	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Repl.Reserve Usage	\$ -	\$ -	\$ -	\$ -	\$ -
Net Transfer of Rep.Res	\$ -	\$ -	\$ -	\$ -	\$ -
Operations Cont.Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Optn Reserv Usage	\$ -	\$ -	\$ -	\$ -	\$ -
Net Transfr of OptnRes	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 40,284.95	\$ 40,260.00	\$ 136,375.10	\$ 138,380.00	\$ 185,657.00
Excess (Deficiency) of Revenues over Expenses	\$ (36,997.25)	\$ (38,760.00)	\$ 54,714.44	\$ 49,449.00	\$ 4,840.00
Net Tansfers to Replac.Res.			\$ -		
Net Transfers to Oper.Res.			\$ 10,000.00		
Beginning Fund Balance			<u>\$ 160,839.45</u>		
Ending Fund Balance			<u>\$ 225,553.89</u>		

ABBINGTON WOODS
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the NINE Months and Year-to-Date Periods Ended Sept. 30, 2009
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2009
Revenues					
Dues	\$ 12,183.00	\$ 12,183.00	\$ 36,549.00	\$ 36,549.00	\$ 48,732.00
Misc. Income	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Inc-Reserves	\$ 122.01	\$ 100.00	\$ 294.05	\$ 210.00	\$ 214.00
Interest Inc-Other	\$ -	\$ -	\$ -	\$ -	\$ -
2008 Fund Bal. Alloc.	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 12,305.01	\$ 12,283.00	\$ 36,843.05	\$ 36,759.00	\$ 48,946.00
Expenses					
Landscaping - Mtnce	\$ 11,160.00	\$ 11,160.00	\$ 33,480.00	\$ 33,480.00	\$ 44,640.00
Accounting	\$ 215.00	\$ 215.00	\$ 645.00	\$ 645.00	\$ 860.00
Administration	\$ 42.41	\$ 30.00	\$ 187.72	\$ 105.00	\$ 132.00
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Budgeted Res.-Fence	\$ -	\$ -	\$ -	\$ -	\$ 3,100.00
Net Usage of Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 11,417.41	\$ 11,405.00	\$ 34,312.72	\$ 34,230.00	\$ 48,732.00
Excess (Deficiency) of Revenues over Expenses	\$ 887.60	\$ 878.00	\$ 2,530.33	\$ 2,529.00	\$ 214.00
Net Transfers to Res. Beginning Fund Balance			\$ -		
			\$ 11,796.15		
Ending Fund Balance			\$ 14,326.48		

BOLEYN CREEK VILLAS
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the NINE Months and Year-to-Date Periods Ended Sept. 30, 2009
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2009
Revenues					
Dues	\$ 8,257.00	\$ 8,257.00	\$ 16,514.00	\$ 16,514.00	\$ 16,514.00
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Inc-Reserves	\$ 20.10	\$ 20.00	\$ 41.37	\$ 40.00	\$ 59.00
Interest Inc-Other	\$ 1.48	\$ -	\$ 3.74	\$ -	\$ 12.00
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 8,278.58	\$ 8,277.00	\$ 16,559.11	\$ 16,554.00	\$ 16,585.00
Expenses					
Landscaping - Mtnce	\$ 3,585.00	\$ 3,765.00	\$ 10,755.00	\$ 11,295.00	\$ 15,060.00
Accounting	\$ 140.00	\$ 140.00	\$ 420.00	\$ 420.00	\$ 560.00
Administration	\$ 1.32	\$ 15.00	\$ 46.30	\$ 60.00	\$ 78.00
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Budgeted Res.-Alley	\$ -	\$ -	\$ -	\$ -	\$ 828.00
Net Usage of Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 3,726.32	\$ 3,920.00	\$ 11,221.30	\$ 11,775.00	\$ 16,526.00
Excess (Deficiency) of Revenues over Expenses	\$ 4,552.26	\$ 4,357.00	\$ 5,337.81	\$ 4,779.00	\$ 59.00
Net Transfers to Res.			\$ -		
Beginning Fund Balance			<u>\$ 3,894.49</u>		
Ending Fund balance			<u>\$ 9,232.30</u>		

ONE TABERNA WAY
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the NINE Months and Year-to-Date Periods Ended Sept. 30, 2009
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2009
Revenues					
Dues	\$ 8,000.00	\$ 8,000.00	\$ 24,000.00	\$ 24,000.00	\$ 32,000.00
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Inc-Reserves	\$ 1,089.55	\$ 795.00	\$ 1,335.02	\$ 1,035.00	\$ 1,243.00
Interest Inc-Other	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ -	\$ -
08 Fund Bal Allocated	\$ -	\$ -	\$ -	\$ 600.00	\$ 600.00
Total Revenues	\$ 9,089.55	\$ 8,795.00	\$ 25,335.02	\$ 25,635.00	\$ 33,843.00
Expenses					
Landscaping -Lawns/Shrubs	\$ 4,050.00	\$ 6,500.00	\$ 12,725.00	\$ 17,500.00	\$ 25,400.00
Accounting	\$ 145.00	\$ 145.00	\$ 435.00	\$ 435.00	\$ 580.00
Administration	\$ 9.96	\$ 50.00	\$ 197.21	\$ 200.00	\$ 300.00
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Budgeted Res.-Pntg/Roof	\$ 1,580.00	\$ 1,580.00	\$ 4,740.00	\$ 4,740.00	\$ 6,320.00
Net Usage of Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 5,784.96	\$ 8,275.00	\$ 18,097.21	\$ 22,875.00	\$ 32,600.00
Excess (Deficiency) of Revenues over Expenses	\$ 3,304.59	\$ 520.00	\$ 7,237.81	\$ 2,760.00	\$ 1,243.00
Net Transfers to Res.			\$ 4,740.00		
Beginning Fund Balance			\$ 54,914.08		
Ending Fund balance			\$ 66,891.89		

TABERNA LANDING
A Division of Taberna Master Homeowners Association, Inc.
Statement of Revenues, Expenses, and Changes in Fund Balance
For the NINE Months and Year-to-Date Periods Ended Sept. 30, 2009
With Comparative Budget Amounts

	Actual Current Quarter	Budgeted Current Quarter	Actual Year-to-Date	Budgeted Year-to-Date	Budget Year 2009
Revenues					
Dues	\$ 4,065.00	\$ 4,065.00	\$ 8,130.00	\$ 8,130.00	\$ 8,130.00
Special Assessment	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Inc-Reserves	\$ 170.92	\$ 3.00	\$ 256.18	\$ 126.00	\$ 135.00
Interest Inc-Other	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Income	\$ -	\$ -	\$ -	\$ 270.00	\$ 270.00
Total Revenues	\$ 4,235.92	\$ 4,068.00	\$ 8,386.18	\$ 8,526.00	\$ 8,535.00
Expenses					
Landscaping - Mtnce	\$ 765.00	\$ 880.00	\$ 2,535.00	\$ 2,640.00	\$ 3,520.00
Accounting	\$ 115.00	\$ 115.00	\$ 345.00	\$ 345.00	\$ 460.00
Administration	\$ -	\$ 20.00	\$ 46.95	\$ 70.00	\$ 100.00
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Budgeted Res.-Roadway	\$ -	\$ -	\$ -	\$ -	\$ 4,320.00
Net Usage of Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses	\$ 880.00	\$ 1,015.00	\$ 2,926.95	\$ 3,055.00	\$ 8,400.00
Excess (Deficiency) of Revenues over Expenses	\$ 3,355.92	\$ 3,053.00	\$ 5,459.23	\$ 5,471.00	\$ 135.00
Net Transfers to Res.			\$ -		
Beginning Fund Balance			\$ 14,523.10		
Ending Fund balance			\$ 19,982.33		

Linda Pickens

From: Robert A forsythe [forsythenc@embarqmail.com]
Sent: Thursday, November 05, 2009 3:50 PM
To: Gene Peele
Cc: lindapickens676; WsVincent; George McNulty; ricklayton; Steve Harman
Subject: RE: court suit results

Gene: This is a little more than the essence, but you know how I am with short answers.

Mr. G basically does not agree with the dues and late fees being charged and was just being ridiculous. Mostly he tried to convince the judge that he was never officially notified about the late fees, complained that dues are changed from year to year without his knowledge, that they are too high, etc; and that the first he knew something was wrong was when the summons was delivered. He kept alluding to the fact that since we use first class mail instead of some other way such as certified mail, the mail would have been "put into that little box on the street like a Shopper is."...meaning that it never got to him.

After explaining how the late fee policy came about, I was able to document that property owners were alerted in advance thru several different venues about the late fee policy, including minutes, inclusion in the annual meeting package, my announcement at the annual meeting itself, a special article in the Tribune, a special insert in the January invoice envelope, and a sentence at the bottom of all invoices thereafter about late fees. He claimed that he did not receive any of this.

He eventually admitted under Richard's questioning that he may have received some letters from me (but that he did not read them), he did perhaps receive annual meeting packages (he does not read those either), nor does he attend the annual meetings. He even said that he didn't look at invoices, but paid what he thought the dues amounts were albeit a 'little late'....one payment in mid 2008. By the time we pulled out copies of all of the individual monthly invoices and my accompanying letters since 2007, the judge had to go with us.

The judge did require some education about planned communities and the type of things that property owners agree to when they buy into one...such as they sign documents at the property closing saying that they have seen, read, and agree to abide by the covenants which include topics such as dues and other assessments. The judge was also was interested in our annual meeting packages, voting, and the State Statute about HOA fines. The only question I could not answer specifically was whether Mr. G's statement that the dues in 1996 were \$50 was correct. I was able to verify that they were substantially lower than at present, but that was because Weyhauser was heavily subsidizing us during the early years. My remembering that fact surprised Mr. G and took the bite out of his argument that the dues were unreasonably increased.

Anyway, Mr. G was just blowing smoke throughout, but it did take up time.

Suzanne F 11/05/09

----- Original Message -----

From: Gene Peele

To: 'Robert A forsythe', 'lindapickens676', 'George McNulty', 'WsVincent', 'ricklayton', 'Steve Harman'

Sent: Thu, 5 Nov 2009 13:49:18 -0500 (EST)

Subject: RE: court suit results



Suzanne,

Thanks for pursuing these to success.
What was the essence of the heated argument put up by Lot
27?

Tx, Gene





From: Robert A
forsythe [mailto:forsythenc@embarqmail.com]

Sent: Thursday, November 05, 2009
1:22 PM

To: dgpeelee; lindapickens676;
George McNulty; WsVincent; ricklayton; Steve Harman

Subject: court suit results

BoD's: FYI: The court proceedings for the small claims against Lot 027 and Lot 345 were held this morning. (Court action against OTW10 had been dismissed since they have fulfilled a payment agreement.)

Owner of Lot 027 came and put up a heated argument. After about 30 minutes of testimony, etc., we did win the full judgment. As in our first court case earlier this year, the magistrate appeared to be loathe to award the late fees. \$20 a month each month adds up quickly and tends to look like overkill after a short time, much less for two to three years worth. However, we had the State law behind us, etc. and he really had no choice but to award us the full amount. I am glad that Richard Leissner was there today simply because of how this case proceeded. I believe that the outcome would have been the same, but even more difficult than it was.

Owner of Lot 345 did not attend the proceedings and, as the judge already knew the ins and outs of Taberna's policies and history from Lot 027 case, we were awarded full judgment in this case without question.

As part of Jim Dugan's 'education' as Treasurer nominee, I had him accompany me today to give him some first hand experience of how it works and what can happen. Fortunately, or unfortunately, he got quite an education this morning. Suzanne F 11/11/09

Linda Pickens

From: Dave [dmyersgolf@suddenlink.net]
Sent: Thursday, November 05, 2009 1:32 PM
To: 'Gene Peele'; 'Don'; 'George McNulty'; 'Linda Pickens'; 'Rick Layton'; 'Steve Harman'; 'Suzanne Forsythe'; 'Willis Vincent'
Subject: RE: Abbington Woods addl. info on fencing

Hi All,

I performed a drive by visual inspection of all privacy fences in Abbington Woods today, Nov 5th. I was looking for protruding, misaligned or twisted vertical boards. I could not evaluate whether the fence was properly situated between the properties. My inspection revealed no abnormalities, in fact, the fences are holding up nicely after five or six years. I did a close inspection of the fence between 416 and 418 Neuchatel and observed that the fence is serviceable. There are two boards that are a bit twisted at the top, but are secure and solid. The fence between 416 and 414 is definitely misplaced due to the 416 house being situated 12 feet closer to the road than the 414 house. I would be concerned that there are many others that may be 1, 2, or 5 feet from totally blocking the view of the neighbor's patio...including mine. Might I suggest that appropriate shrubbery be planted (by the homeowner) to create a visual barrier if that is desired (that is what I did).

I recall talking to the contractor that installed those privacy fences and his instruction was to place them equally between and 10 feet from the corner of each house toward the back of the lot. If the two houses were on a curve or one had a set-back, the workers did not employ common sense in those cases, so I imagine there are others with the same problem. Let's not set a precedent.
Cheers, Dave.

-----Original Message-----

From: Gene Peele [mailto:dgpeele@embarqmail.com]
Sent: Wednesday, November 04, 2009 9:07 AM
To: 'Dave'; 'Don'; 'Gene Peele'; 'George McNulty'; 'Linda Pickens'; 'Rick Layton'; 'Steve Harman'; 'Suzanne Forsythe'; 'Willis Vincent'
Subject: FW: Abbington Woods addl. info on fencing

We'll need to discuss this at our next Board meeting and decide on a course of action.

Dave/Don, please take a look at this and let us know if there are other fences within Abbington that need to be repaired. Hopefully, this is a concern for only a small number of homes.

Tx, Gene.

From: Robert A forsythe [mailto:forsythenc@embarqmail.com]
Sent: Wednesday, November 04, 2009 8:49 AM
To: Gene Peele
Cc: WsVincent@aol.com; tbrhin1@embarqmail.com; 'Dave'; 'Don'
Subject: RE: Abbington Woods addl. info on fencing

Gene, et al: The Abbington privacy fences are common property and Abbington's dues reflect the Reserves being accumulated to replace them. When the fences were installed it was expected that they would have a 15 year lifetime, and so are scheduled for complete replacement in 2019. The Reserve calculations are based on this complete replacement.

Miscellaneous repairs, relocation, and occasional replacement of one or two fences, are not what is being reserved for and should be considered as non-capital expenses during the year expended and budgeted for in the 'Landscaping-Mtnce' section. As this has not been done in the past, it may be prudent that the Abbington representative(s) take a quick look at all of the fencing to see what minor repairs may be desired and to report back to the B&G. Depending upon what needs to be done

immediately versus what repairs can be delayed until the next budget cycle, the Board can then decide whether to authorize the expenditure and deal with any 'over budget' situation. Abbington would be responsible for this cash outlay, not the Master, so the Board must keep in mind that Abbington does not have a large cash surplus to handle a lot of items that are not in the current budget. Suzanne Forsythe
11/4/09

----- Original Message -----

From: Gene Peele

To: WsVincent@aol.com, tbrhin1@embarqmail.com

Cc: 'Suzanne Forsythe', 'Dave', 'Don'

Sent: Tue, 3 Nov 2009 16:39:22 -0500 (EST)

Subject: RE: Fw: Fw: Privacy Fence placement - Abbington Woods

Despite some confusion here I think we have enough info to plan a course of action. The architectural guidelines for Abbington Woods reflect that the HOA is responsible for the maintenance of the privacy fences. These fences were installed by the contractor that built Abbington Woods and were supposed to be on the property lines. Normally, a privately owned fence cannot be placed directly on a property line. We are collecting reserve funds for Abbington to repair/replace fences. Accordingly, I think a reasonable person would assume the fences are common property despite the lack of a clear statement to that effect. I don't know what is reflected on the homeowner's deed.

It has been our normal practice for the sub-association representatives to handle maintenance issues within their sub-associations. In that case the representatives would normally get a contractor to repair the fences.

This case has an added element in that Mr. Knie wishes to relocate his other fence and that requires ACC approval. That presents an opportunity for Mr. Knie to contract for both efforts with Mr. Knie paying for the relocation (if ACC approved) and the HOA pays for the repair effort (funding coming from the reserve account of Abbington). That is how I see it but others may have a different view or better approach.
Tx, Gene

From:

WsVincent@aol.com [mailto:WsVincent@aol.com]

Sent: Tuesday, October 27, 2009
12:58 PM

To: tbrhin1@embarqmail.com

Cc: dgpeele@embarqmail.com

Subject: Re: Fw: Fw: Privacy Fence
placement

Dick: I think the "ownership" question is a Board issue, and a matter that needs to be discussed at our next meeting on November 11. I will first discuss ownership with Gene Peele after he returns from Hilton Head on November 1. Our attorney may also need to provide an opinion. In the

meantime, I will contact Mr Knie merely to let him know that we are looking into this matter. Willis

In a message dated 10/27/2009 11:01:41

A.M. Eastern Daylight Time, tbrhin1@embarqmail.com writes:

Gene,

Before Mr. Knie leaves

town, and to remain in his good graces, would you contact him regarding the "ownership" question of the privacy fences in Abbingdon Woods.

Thanks,

Dick

— Original Message —

From: WsVincent@aol.com

To: tbrhin1@embarqmail.com

Cc: dqpeele@embarqmail.com

Sent: Monday, October 26, 2009 3:22 PM

Subject: Re: Fw: Privacy Fence placement

Dick: I think you are correct in

assuming that any relocation of the fence should be the prerogative of the ACC, which is responsible for the approval of fencing. The

maintenance and repair of fencing might be the responsibility of B & G if the fencing is a common element. What concerns me is the fact that the ownership of fences in Abbingdon Woods is not well defined. Is the privacy fencing a common element? If so, the HOA should maintain, repair, and replace all physical assets designated as common elements.

In checking some legal resources, it's

my understanding that an HOA is usually responsible for the maintenance, repair, and replacement of common

elements. If the governing documents of an association are unclear or ambiguous about the definition of common elements, then the Board should define and/or designate what constitutes common elements.

Perhaps members of the ACC will have some

additional insights on this matter at your next meeting. The

Abbingdon Woods privacy fencing guidelines were last updated 11/17/03 and might need some additional clarification.

Willis

In a message dated 10/26/2009 11:25:40

A.M. Eastern Daylight Time, tbrhin1@embarqmail.com writes:

Willis,

Per the Abbingdon Woods Building

Guidelines, any privacy fence maintenance is the responsibility of the Taberna HOA. The ownership of the fences is not well defined, but assumed to be the HOA. The ACC will address the relocation of the Knie fence at its meeting this week. I'm assuming that any relocation of a fence should be that of the ACC and any maintenance should be the responsibility of the B&G committee. Your thoughts?

Dick

— Original Message —

From: [John](#)

[Knie](#)

To: tbrhin1@embarqmail.com

Sent: Thursday, October 22, 2009 8:42 AM

Subject: Privacy Fence placement

Dear MR Turner,

I would like to get one of the two privacy fences located on our property moved and was told to contact you to set this up. The fence provides no screening at all as it was incorrectly placed when originally erected. Both my neighbor and I have full view of each other's

patios. In order to provide screening, the fence will have to be moved twelve feet further back into the yard.

Additionally, the other privacy fence between our property and our other neighbor has several boards that have warped and are pulling loose from the framing.

My wife and I will be travelling for the next 6 months and will leave around 01 NOV. As such, if anything needs to be discussed or coordinated after this date, I have instructed my son (Thomas Knie) who lives with us on what needs to be done. He can act on our behalf. His phone number is 910 364-5638

Thank you in advance,

John C. Knie
416 Neuchatel Road
910 494-6549

From:

WsVincent@aol.com [mailto:WsVincent@aol.com]

Sent: Thursday, October 15, 2009
1:48 PM

To: sailby2@embarqmail.com

Cc: dgpeelee@embarqmail.com

Subject: Quick Questions Response

Dear Mr. Knie: As the member of the Taberna Board of Directors responsible for covenant enforcement, you may notify me of any

covenant violations. An e-mail address has been set up for residents to notify the Board of any violations: covenantsthoa@gmail.com.

The individual to address about the maintenance and placement of privacy fencing is Dick Turner, Chair of the Architectural Control Committee. His phone number is 252-634-3404. You can send an e-mail to him at tbrhin1@embarqmai.com. He should be able to address the concerns that you have about fencing.

Sincerely, Willis S. Vincent, Representative, THOA

Linda Pickens

Subject: FW: Abbington Woods addl. info on fencing

From: Gene Peele [mailto:dgpeele@embarqmail.com]
Sent: Wednesday, November 04, 2009 9:07 AM
To: 'Dave'; 'Don'; 'Gene Peele'; 'George McNulty'; 'Linda Pickens'; 'Rick Layton'; 'Steve Harman'; 'Suzanne Forsythe'; 'Willis Vincent'
Subject: FW: Abbington Woods addl. info on fencing

We'll need to discuss this at our next Board meeting and decide on a course of action.

Dave/Don, please take a look at this and let us know if there are other fences within Abbington that need to be repaired. Hopefully, this is a concern for only a small number of homes.

Tx, Gene.

From: Robert A forsythe [mailto:forsythenc@embarqmail.com]
Sent: Wednesday, November 04, 2009 8:49 AM
To: Gene Peele
Cc: WsVincent@aol.com; tbrhin1@embarqmail.com; 'Dave'; 'Don'
Subject: RE: Abbington Woods addl. info on fencing

Gene, et al: The Abbington privacy fences are common property and Abbington's dues reflect the Reserves being accumulated to replace them. When the fences were installed it was expected that they would have a 15 year lifetime, and so are scheduled for complete replacement in 2019. The Reserve calculations are based on this complete replacement.

Miscellaneous repairs, relocation, and occasional replacement of one or two fences, are not what is being reserved for and should be considered as non-capital expenses during the year expended and budgeted for in the 'Landscaping-Mtnce' section. As this has not been done in the past, it may be prudent that the Abbington representative(s) take a quick look at all of the fencing to see what minor repairs may be desired and to report back to the B&G. Depending upon what needs to be done immediately versus what repairs can be delayed until the next budget cycle, the Board can then decide whether to authorize the expenditure and deal with any 'over budget' situation. Abbington would be responsible for this cash outlay, not the Master, so the Board must keep in mind that Abbington does not have a large cash surplus to handle a lot of items that are not in the current budget. Suzanne Forsythe 11/4/09

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To: WsVincent@aol.com, tbrhin1@embarqmail.com
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Sincerely, Willis S. Vincent, Representative, THOA

Linda Pickens

From: Gene Peele [dgpeele@embarqmail.com]
Sent: Wednesday, November 04, 2009 12:03 PM
To: 'Alva Windham'; 'David Pickens'; 'Gene Peele'; 'George McNulty'; 'Linda Pickens'; 'Rick Layton'; 'Steve Harman'; 'Suzanne Forsythe'; 'Willis Vincent'
Subject: Community Link for Taberna Website
Attachments: WebSite_Welcome to Taberna.doc; Location.doc

We are finally making some progress in writing the pages for adding a community link to the home page of our website. Alva and I have taken lots of pictures of our community, golf course and New Bern to populate our pages.

These are the tentative links that would be available when you click on the new Community icon. These are modeled after the Cypress Landing HOA site that most folks thought was very good. Go to <http://cypresslanding.com/>

Home - Welcome to Taberna
Taberna Location
Golf and Tennis
Taberna Activities
Area Activities
New Bern Highlights
Real Estate Availability

Attached are drafts of the home page and our location page. Additional pages to be drafted include a summary of our golf and tennis facilities and activities; a Taberna Activities page (summary of things we do, clubs, community service, etc); Area Activities page (things to see and do in the our area, museums, marine air show, beaches, etc); a New Bern highlights page (history, points of interest, events, etc); real estate availability (short summary of how to get info on what is available in Taberna – I am still trying to sort out what should be included here and what links are needed).

Suggestions and changes are welcomed for the drafts above. Also, if anyone wants to help speed things up and volunteer to write one of the new pages outlined above, I have templates with the kind of information we are looking for..

Thanks, Gene.

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 9.0.698 / Virus Database: 270.14.50/2481 - Release Date: 11/04/09 14:51:00

This is the first page you see when you click the community link we are adding to the current home page of our website

Welcome to Taberna, the "Place of Hospitality"

We welcome you to the community of Taberna which means, "place of hospitality" in Switzerland. Taberna's sister city is Bern, Switzerland and the streets in Taberna are named after towns in Switzerland. We are a relaxed and friendly community with a mix of retired and working families.

Add
pictures
here

Located in historic New Bern, NC. and the beautiful Crystal Coast region, Taberna was developed by Weyerhaeuser Corporation as a planned community of over 800 homes with active lifestyle and recreational amenities, including a championship golf course, tennis and pool facilities, pedestrian trails and walkways, canoe dock on Brice's Creek, and a community park with picnic area and athletic field. Whether you are golfing, walking the nature trails or canoeing on the creek, you will enjoy the beauty of our community.

Add
picture
here

There are many benefits and advantages to living in Taberna. We are minutes from downtown New Bern, located at the confluence of the Neuse and Trent Rivers and this location gives us quick access to great services in the area. We are within five minutes of Creekside Elementary School, Creekside Park, the regional airport, grocery stores, churches, banks, restaurants and a variety of small businesses servicing our community. The New Bern area is rich with cultural, educational and historic attractions that you will enjoy year round. Our mild, coastal climate provides, on average, over 200 sunny days per year and a median temperature of about 62 degrees.

Add picture
here

Click
pictures to
enlarge.

In addition to our premier location in New Bern, NC, Tabernians enjoy the benefits of living near the coastal communities of Oriental, Morehead City, Atlantic Beach, Beaufort, and Wilmington. The crystal clear waters of the abundant, surrounding beaches are only 50-60 minutes away. These, and the easy to reach Greenville and Raleigh areas, offer Tabernians a rich array of recreational, cultural, shopping, and educational opportunities.

The Taberna community presently includes over 740 custom homes, townhouses and patio homes. Presently, there are single family homes and lots for sale in a range of sizes, locations, and prices. Asking prices for homes range from approximately \$200 thousand to more than \$700 thousand; and lots range from \$80 thousand to about \$280 thousand.

We hope you will come visit us and have an opportunity to talk with some of our residents and see why we chose Taberna as our home. This is an especially good time to visit us, as New Bern is celebrating its Tercentennial throughout

2010.

To get more information about us - write or email us at:

Taberna HOA Board of Directors – Open Items
11 Nov 2009

Subject	Date Initial Discussion	Target Resolution Date	Responsible Person/Board	Comments	Completion Date
Update THOA Web Site	2008	Summer 2009	Peele/Windham	Purpose is to improve community visibility via web updates. Status presented at 21 Jan 09 BOD mtg. Peele/Windham to take pictures for addition to site. Gene/Alva met on 19 Jun to review proposed changes. Alva is meeting with web site developer to estimate costs. Changes being drafted.	30 Dec 09
Fence Easement for Front Entrance	2006	September 2007 – TBD pending ECB decisions	Peele/2009 BOD, TBD for 2010 Board	Easement resolved with Fred Morton and Dunkin Donuts. ECB unwilling to go forward until they make development decisions. POC is Don Brinkley (672-5958). In 13 Oct telecom, he confirmed ECB's intent to build on the lot when the economy is better and to give the HOA an easement to allow us to keep our fence. In a separate matter, they are working to resolve a drainage issue that is leaving 1/3 of their lot under water and precluding it from being mowed.	TBD, 2010 Board needs to stay in touch with this issue.

Beautification Plan	January 2006	Dec 2009	THOA Board in conjunction with B & G	BOD implemented a 3-5 year plan for changes to beautify Taberna (ref. 2006 annual meeting). Depending on 2010 budget decisions, 2009 may be the last year for the current Beautification Project that began in 2006. Completed mods to Front Entrance islands and Emmen Rd upgrades. Board approved use of residual 2009 Beautification funds and Capital Improvement funds to landscape the front, left bridge and upgrade the bridge near Ticino Rd. Proposal for addition of Leland Cypress trees at Taberna Townes was not approved - Board has requested B&G to develop further, specific ideas/plans for screening Taberna Townes. Work would be done with available 2010 funds.	TBD based on 2010 Board decisions
Determine what new equipment to install at Todd Denson Park to enhance community use (renamed from basketball court)	Nov 08	TBD	Linda to receive polling results. Board decision on results. TBD for 2010	Proposed concept (\$13.9K) for basketball court presented at Nov 08 Board mtg. Need to explore pros & cons and develop proposal for how to do it. Board decided to poll owners on their wishes for park enhancements. New email address created. Less than 10 responded. No one requested Basketball Ct. Most responses supported pet fencing. Back fence, approved by Board, has been installed. Bo Wernersback has proposed additional improvements for a multi-use park (ref his Sep Board presentation). Board included park funds in 2010 budget with final decisions to implement them to be based on results of a homeowner survey in Dec 09.	TBD by 2010 Board

Taberna CC/HOA Agreement on landscaping	Fall 08	May 09	Peele	Lawyers drafted agreement HOA easement and for golf course to maintain landscaping purchased by HOA. Fred Leonard refused to sign the agreement. Plans for Peele and Costanzo to meet with Fred on hold. Need to discuss appropriateness and next steps.	TBD
Repair stairs on canoe dock and remove graffiti on gazebo	Feb 09	TBD	Peele/B&G	B&G has appointed a monitor for the dock area. New steps have been installed. Board has requested that graffiti be removed as part of a contract with Kut-Rite for clean up of trail leading to canoe docks. B&G has action to complete.	Nov 09
Report from Bob Costanzo on Wetlands Management	Feb 09	Jun 09	Bob Costanzo	Bob held meeting with a Wetlands expert from the Corps on 24 June. No problems anticipated. Need to have another meeting with a storm drainage expert regarding Taberna's permits to increase awareness of potential issues that might arise in the future.	Oct 09
Have Attorney Issue Demand Letters on Open liens	11 Mar 09	May/Jun 09	Suzanne	Attorney prepared draft. Board approved and attorney sent letters to lienholders. Suzanne and Gene developed plan with attorney to go to small claims court. HOA won a judgement against one homeowner on 15 Sep 09 and two others on 5 Nov 09. Payment plans have been worked out for two homeowners.	Sep-Nov 09

4 Way Stop Repairs	8 Apr	June 09	Gene/B&G	Board approved B&G recommended repair by Reed. Reed has redone the repair to address the drainage problem. City contacted re adding Decorative barriers. Legal issues preclude HOA installing any barriers. City (Danny Meadows) volunteered to examine possible barriers they could install. Samples of proposed barrier were not acceptable to B&G. Awaiting response from City to go with our golf stakes with HOA assuming liability.	Fall 09

Taberna HOA Board of Directors – Closed Items
10 June 2009

Subject	Date Initial Discussion	Target Resolution Date	Responsible Person/Board	Comments	Completion Date
Vendetti Covenant Violations	2006	Feb 2009	Peele/BOD	Numerous violations of boat and trailer covenants. Fined \$100 by Adjudicatory Panel. Appeal denied by Board 21 Jan 09. Fine Paid	Closed
Etta Daniel's Insurance Claim, 101 Valais Ct	22 Sep 2008	Mar 2009	Peele/BOD	22 Sep ltr received from homeowner demanding reimbursement for tree damage to house. Issue turned over to insurance agent on 25 Sep 08. Cincinnati Ins Co. denied claim in 11 Feb 09 letter	Closed
Review of Tree Removal Decisions	Sep 2008	Spring 2009	Turner/ACC	Daniel's situation required a review of past decisions to limit HOA liability. ACC completed review and no further action required	Closed
Drainage from Lots at 122 & 123 Friburg Rd.	Summer 2008	3/2009	Peele	Property owners were notified by Costanzo ltr on 8 Nov 08. Follow-up Ltrs sent in Jan 09. One lot has been repaired. Other lot owner to visit on 27 Feb to discuss required repairs. Another lot owner needs to be contacted as erosion also caused by 3rd lot. All 3 lot owners have made repairs	Closed
Prepare Budget Process Procedure/Guide	Summer 2008	Apr 2009	Peele, BOD & Committees	Improve coordination and preparation of budget. Gene to draft proposal. Gene & Suzanne met Mar 17th and prepared Budget Milestones. Guidelines drafted	Closed

				and published 7 May.	
OTW owner request to glass their screened porch	Dec 2008	TBD	TBD/BOD	Need opinion on whether request violates covenants. Discussed at Feb Board meeting. Not a covenant issue. Ball is in owner's hand to follow thru	Closed
Owner appeal of ACC decision to deny Pergola in backyard	Nov 2008	Apr 2009	Peele/BOD	Issue is golf course lot. Owner wants a waiver as the lot doesn't face course. Owner has submitted revised plans that are acceptable to the ACC.	Closed
Community Building in Todd Denson Park	Proposed at Dec 08 annual mtg	TBD	TBD	Need Board consensus on whether to form an exploratory committee. Board voted 11 Feb 09 not to pursue this	Closed
25 MPH Speed Limit	8 Apr	Jun 09	Rick/NB Police	B&G proposed lowering speed limit to 25 mph everywhere. The majority of responses to the Tribune article opposed lowering the speed limit. Results of two months of speed monitoring within Taberna don't support lowering the limit.	Closed at 10 Jun BOD meeting
HOA Office Lease	Feb 09	Apr 09	Peele/Forsythe	Need to verify when lease needs extension. Board authorized Suzanne to renew current lease. New lease negotiated for Board approval. Approved and signed	Closed
Landscaping & Maintenance Contracts for 2010/2011	Jan 2009	Aug 2009, contracts awarded	BOD, Jim Wilson B&G, & sub-committees	Goal is to release bids and select contractors NLT end of Aug. Peele met with B&G 18 Feb. B&G, Abbington Woods, & OTW released Board approved RFQs. All bids were received by 12 June. Recommended contractor selections presented at the 8 Jul BOD meeting. All contracts have been approved by the Board and signed	Closed. Last contract signed on 17 Sep

Annual Community Picnic	Feb 09	Nov 09	Board Decision to have picnic and form committee. Rick Layton	Board needs to confirm plan and form committee in late spring. Residences were asked for comments in Apr Tribune. No input received as of 13 May. Rick Layton has agreed to chair effort. Picnic was held on for 26 September. Tribune, BB&T, Dunkin Donuts, HOA were sponsors.	Closed
Digital Backup for THOA records	12/2006	Fall 2009	Peele/Costanzo	Need to plan for records backup. Met with CRMI 7 Jul. They will come to office to review files and give us a proposal. Gene & Suzanne met with CRMI 16 Jul. They can give us a proposal upon request. Finance Committee has identified alternatives for fire proof cabinets that may be cheaper. Board decision to buy used cabinets. Awaiting purchase. Cabinets were purchased and installed 28 Oct 09. Files have been transferred.	Closed