



**October 2014**  
**Minutes of Board of Directors Meeting**  
**Taberna Master Homeowners Association, Inc.**  
**October 28, 2014**

**Board Members Attending**

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

**Committee Members Attending**

Joe Kelly  
Dick Turner

**CAS**

Michelle Massarelli

**Guests**

John Serumgard

**Call to Order**

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

**Establish Quorum**

Jean Hanson determined that a quorum was present.

**Minutes Review/Approval**

The September minutes were approved.

**Architectural Control Committee Report**

There were ten architectural change requests; 1 satellite dish request, 4 tree trimming/removals, 1 installation of a concrete patio slab, 1 solar power roof exhaust fan, 1 screen porch converted to a sun room, 1 back yard fence, and 1 detached garage construction.

**Finance Committee**

The Finance Committee met this month at which time they reviewed and approved the 2015 draft budget.

**Welcome Committee**

The Welcome Committee has visited nineteen homes since June of this year.

**Manager's Report**

- The Violation Report was reviewed.
- Some of the homeowners who received a hearing notice have corrected the violations. The Adjudication Committee will meet Nov. 4 to discuss the remaining issues.

- The satellite dish on Geneva Road was again discussed. The renter is scheduled to move out the end of this month. The owner sent a letter asking that they not be responsible for the fines levied by the Adjudication Committee. It was decided that we are not in the position to waive the reduced fees. The dish must be removed and the \$525 in fees paid or a lien will be filed against the property.

### Building and Grounds Committee

- The Naturpark walkway is near completion.
- Invoicing of empty lots was discussed.
- Joe was asked to expedite driveway repair in OTW subdivision.

### President's Comments

- The TCC still has not relocated the dumpster. Craig Baader was told by Dave Unsicker that it will be moved near the maintenance building but no date was given for the move.
- The trees in front of the tennis courts were also discussed.
- Material for annual meeting was sent out to Board to review. No changes were made. CAS will be given the material to be sent out for the annual meeting.

### Treasurer's Report

- All invoices have been processed and paid in a timely manner.
- Landscapers will be asked to submit all of this year's invoices by Dec 23 so they can be paid by year end.
- Major projects/expenditures for the remaining of the year are the Nature park walkway, the signage, and the trees on Emmen Road.

### Old Business

- Satellite dishes
  - Dick was asked to drive around the community to count the number of satellite dishes and check to see if they were adequately screened. He counted 114 dishes; thirty percent were adequately covered. Most of the dishes were behind the front of the house. There were three in the front of the property; all of these were adequately screened.
  - It was determined that satellite dishes behind the front of the house would be acceptable.
- Taberna signs
  - A motion was made to approve the statement of work to have JoeSIGNS replace/refurbish the Taberna signs for \$7950 plus tax. Joe Kelly will contact a power washing firm to clean the columns/walls before the new signs are installed; estimated cost is several hundred dollars.
  - All but three signs will be replaced: Baader will work up the contract.
  - Motion was approved. Work will commence soon.

## New Business

- John Serumgard, chairman of the Nominating Committee, gave his report. Nine residents previously showed an interest to serve on the board. Three of these did not respond to the nominating committee when contacted. Two declined further participation when told there were other candidates. The remaining four were interviewed by the committee and asked to submit a short statement of why they wish to serve on the board. The terms for three board members expires this year.
  - The committee recommended that Craig Baader, Bryan Scoggins and Katie Shorter be on the slate of candidates for election at the annual meeting.
    - Craig is presently on the board but is willing to serve another term.
    - Bryan is a longtime member and the current chair of the Adjudicatory Panel.
    - Katie is a longtime resident and has children. No other board members have children at home. It was thought she could bring another viewpoint to the Board.
  - It was recommended that the fourth candidate, Peggy Rohrman, be asked to serve on the Finance Committee and be considered for board membership in the event of a vacancy during the year. She has lived in Taberna a year and works for a bank.
  - A motion to approve the slate of candidates was made and approved.
- Budget
  - Funds left in accounts at year end will be rolled over to next year.
  - Draft 2015 budget was passed out.
  - Dues for Master HOA will remain the same; some of the sub-communities will increase slightly due to landscaping costs.
  - Bldg/Grounds Maint – Misc and Projects/Beautification budget amounts will be combined.
  - OTW may get extra money for several catch up landscape projects if past due funds are collected from a delinquent OTW account. All plant maintenance will be done by the landscaper and his crew.
  - Motion was made to approve the 2015 budget. Motion passed unanimously.
- Mailboxes
  - The condition of Taberna mailboxes was discussed.
- Community Event
  - Lisa Strickland would like to hold an event in the dog park on Nov 22, 1-3 pm.
- Notification of annual meeting
  - Taberna Life and the Taberna Tribune will be asked to include a note about the annual meeting in their next issue.

**Action List**

- Sharer
  - Attend Nov 4 adjudication meeting.
  - Send a letter to the Nominating Committee.
- Baader
  - Attend Nov 4 adjudication meeting.
  - Work up contract for JoeSIGNS.
- Kelly
  - Replacement of dead trees on Emmen Rd.
  - Let Baader know when the sprinkler water meters are shut off.
  - Expedite driveway repair in OTW sub-division.
  - Contact a power washing firm to clean the columns/walls before the new signs are installed.
- Hanson
  - 2015 Taberna Directory
- CAS
  - Send a letter to the Geneva homeowner stating that they are responsible for removing the satellite dish and pay the fees or a lien will be filed against the property.
  - Send a letter to the owner of the lot next to the halfway house informing him of increased mowing/trimming fee.
  - Work with Morton to get unapproved sign at Taberna entrance taken down.
  - Contact the THOA office property manager regarding cleaning of office.
  - Send out annual meeting information to homeowners.

**Announcements**

The next meeting will be Tuesday, November 18, 2014, 3:00 pm, one week early due to the Thanksgiving holiday.

**Adjournment**

The meeting was adjourned at 4:30 pm.

Approved by the Board of Directors:

Submitted by: Jean Hanson  
Jean Hanson, Secretary  
Date: 11/18/14

Approved by: Gene Shayer  
Gene Shayer, President  
Date: 11/18/14



## Taberna Master Homeowners Association

November 12, 2014

Mr. Bob Costanzo  
128 Neuchatel Road  
New Bern, NC 28562

Dear Bob:

The Taberna Master Homeowners Association Board of Directors wish to express its appreciation for your efforts on the 2014 Nominating Committee. The committee report and the recommended slate of candidates presented were approved unanimously by the Board at its October 28, 2014 meeting. Please accept my personal thanks as well for a job well done.

Sincerely,

Gene Sharer, President TMHOA

cc: TMHOA Secretary



## Taberna Master Homeowners Association

November 12, 2014

Mr. Jim Dugan  
119 Neuchatel Road  
New Bern, NC 28562

Dear Jim:

The Taberna Master Homeowners Association Board of Directors wish to express its appreciation for your efforts on the 2014 Nominating Committee. The committee report and the recommended slate of candidates presented were approved unanimously by the Board at its October 28, 2014 meeting. Please accept my personal thanks as well for a job well done.

Sincerely,

Gene Sharer, President TMHOA

cc: TMHOA Secretary



## Taberna Master Homeowners Association

November 12, 2014

Mr. John Serumgard  
112 Sursee Court  
New Bern, NC 28562

Dear John:

The Taberna Master Homeowners Association Board of Directors wish to express its appreciation for the efforts you chaired on the 2014 Nominating Committee. The committee report and the recommended slate of candidates presented were approved unanimously by the Board at its October 28, 2014 meeting. Please accept my personal thanks as well for a job well done.

Sincerely,

Gene Sharer, President TMHOA

cc: TMHOA Secretary

**TREASURER'S REPORT**  
**BOARD MEETING – October 28, 2014**

**OPERATING REPORTS:** The 9/30/14 Operating reports were submitted by CAS and distributed to the board and finance committee on 10/3. All invoices submitted during that month have been processed and paid on a very timely basis (most within 1 week of submittal to CAS). One adjustment was required by accounts payable as a community related expense was incorrectly charged against the account at the Master HOA level. The accounting adjustment for the community related expense addressed last month was made and is reflected in the October statements. I should note that the YTD and variance numbers for OTW might be overstated by \$1,375 based on an accrual entry that I had CAS make earlier in the year to eliminate a variance that skewed the financial reports. CAS is looking at their data to determine if the reversing entry has been made.

	<u>YTD</u> <u>Income/Loss</u>	<u>Variance</u>
Master	\$58,458.26	\$15,164.54
AW	\$5,643.82	\$5490.07
BC	\$2,163.31	\$2,056.06
OTW	\$1,725.65	\$1,618.40
TL	\$449.29	\$511.79
<b>Total</b>	<b>\$68,440.33</b>	<b>\$24,840.86</b>

**Comments regarding Operating reports:**

The variances during the month were minimal once again as the expenses at this point in the year are aligned with the budget spread. Any negative variances in the master and sub-associations are still being offset by the positive variances in other accounts that resulted in a positive year to date variance of \$15,164.54 for the Master HOA and combined \$24,840.86 for the Master and all sub-associations.

**Expenses: Taberna Master and Sub-Associations:** Expenses remain within the overall budget for all communities although there continue to be the expected offsetting overruns/underruns for unanticipated expenses, the majority of which continue to be collected in the B&G Miscellaneous Maintenance account (06010). This includes items like the unbudgeted treatment of the pond along Geneva Road to inhibit algae growth. Gene Sharer and the OTW sub-association lead have gotten word that the house with the delinquent account in OTW is being sold and should settle by month end. This would result in the collection of over \$7,300 in receivables for the one account. Unfortunately, Mr. and Mrs. Anderson continue to be unresponsive and there is little legal recourse what we may exercise against them.

**BANK ACCOUNTS/Reconciliation:** Lou and Michelle were reassured that he has authorization to automatically transfer funds from the operating CD's to the checking account to ensure timeliness of payments.

**EMERGENCY FUND:** The balance stands at \$42,363.68 but will increase to \$50,262.68 at year end when our books are closed for the calendar year and the transfers are made. Are per the earlier



board discussions this year, this contribution has been included in the 2015 budget to ensure the adequacy of the account when we are impacted by severe weather.

**HOA INVOICES:** In my review of the financials this month, I confirmed that the invoices processed during the month were completely within one week of receipt (or less).

**Legal Fees:** I still need to schedule a telecom with Bonnie and Katie to determine any required actions on open accounts (new accounts that are now over \$1,000).

**One Taberna Way:** The sub-association lead and several committee members worked with us on their 2015 budget and are satisfied with the data incorporated in the 2015 budget. It should be noted that some catch up landscape work is included but is contingent on the collection of the past due OTW funds from the delinquent account.

**2015 Budget Preparation:** The initial budget estimate was sent out to the board several weeks ago and will be reviewed at the board meeting. The replenishment reserve amounts and forecasts are also be reviewed and adjusted for the actions taken in 2014 (i.e. nature park, sign renovations, and Taberna Landing roadway expenses, etc.).

**General Comments regarding the remainder of 2014:** We are almost finished with the major projects for the year and the remainder of the payments due on the existing landscape contracts. The Nature Park Walkway renovation and extension should be completed within the next week or so as both extensions and four of the five walkway sections have already been completed. We have also received the bids from 3 vendors for the sign replacement/renovation work discussed at our last meeting. Joe will review this information along with the vendor recommended to clean the walls and monuments on which the signs are mounted at the upcoming meeting.

SATELLITE DISH SURVEY SUMMARY

TOTAL # OF DISHES OBSERVED 114/105

TOTAL NUMBER ADEQUATELY SCREENED 31

% OF TOTAL DISHES SCREENED 30

LOCATION		# screened	% screened
FRONT CORNER	11	7	64
MID SIDE	45	14	31
BACK	46	7	15
ROOF	9	N/A	N/A
FRONT	3	3	100
<hr/>			
TOTAL		31	30

**WELCOME COMMITTEE VISITS Since June 2014**

Candy Kaslo	109 Neuchatel Rd. (renter)
Mr. and Mrs. Gregory Wolf	115 St. Gallen Ct.
Robert and Suzanne Dickerson	217 Neuchatel Rd.
Donald and Melanie Gieling	438 Neuchatel
Jeffrey and Lisa Noyes	205 Baden Ct.
Steve Kaufman	210 Ticino Ct.
Leslie and Jane Broaddos	205 Ticino Ct.
Robert Loftin	310 Neuchatel Rd.
Mr. and Mrs. Kemske	212 Neuchatel Ct.
Tarin and Michael Hayes	112 Uster Ct.
Michael and Leslie Plucinski	104 Kriens Ct.
Gregory and Merrell Creel	611 Taberna Circle
David and Linda Watts	228 Ticino Ct.
Greg and Betty Harahan	127 Nyon Rd.
Eric Melchior, Erica Melchior	911 Taberna Circle
Anissa and Jeff Ransom	103 Liestal Lane (renters)
Camilla Wheeler	110 Valais
Harold Blot, Jr.	127 St. Galens Ct.
Vince and Jackie Clark	110 Friburg

I may have missed some names. We usually get no phone numbers with names so we often don't find folks at home. I have some people that I have tried to visit 2 to 3 times without success. Sometimes after visit 4, we leave the packet with a cover letter with our name. We get the names from several sources: Mary Frimml with CAS, Tom Watson directory requests, and residents who know of someone new.

Ellen Watson  
October 28, 2014

**Taberna Violations (Sent) Summary As of October 9, 2014**

<b>Violation</b>	<b>Number YTD</b>	<b>In Compliance</b>	<b>% Complied</b>
Trash Recepticle	28	22	79%
Boats and Trailers	38	34	89%
Lot Maintenance	22	19	86%
Property Maintenance	119	95	80%
Yard Maintenance	53	38	72%
Home Business	0	0	0%
Signage	22	18	82%
Noise Complaint	0	0	0%
Basketball Goals	0	0	0%
Satellite Dish	2	1	50%
ARC Default	0	0	0%
<b>Total</b>	<b>284</b>	<b>227</b>	<b>0.799295775</b>

**Hearing Set for 11/4**

405 Neuchatel	Property Maintenance
328 Neuchatel	Property Maintenance
210 Ticino	Sign
202 Emmen	Property Maintenance
112 Brugg	Trailer

**Open Satellite Dishes:**

104 Emmen 2nd dish	103 Lugano	
108 Emmen	107 Appenzell	
106 Lugano	212 Neuchatel	
106 Appenzell	201 Baden Ct	
202 Walden	303 Taberna Cir	
204 Walden	108 Biel	106 Biei

**Status of 113 Geneva. Letter sent 9/5. Must correct within 30 days of letter.**

**TABERNA MASTER H/O**

	2009	2010	2011	2012	2013	2013	2014	2014	2015
	Actual	Actual	Actual	Actual	Budget	12/31 EST.	Budget	Forecast	Budget
<b>Annual Dues</b>	235/258/265	220/243/249	220/243/249	270/295/295	270/295/295	270/295/295	280/305/305	280/305/305	280/305/305
<b>Cash Receipts</b>									
Dues	\$ 183,371	\$ 171,773	\$ 172,167	\$ 212,148	\$ 211,665	\$ 211,935	\$ 219,765	\$ 219,765	\$ 219,765
Misc/ Gifts	\$ 1,015	\$ -	\$ 190	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -
Fines/Late fees	\$ 3,726	\$ 3,759	\$ 5,665	\$ 3,060	\$ -	\$ 3,800	\$ -	\$ 3,000	\$ 3,000
Interest Income-Operating	\$ 791	\$ 757	\$ 426	\$ 22	\$ 200	\$ 1,400	\$ 1,400	\$ 1,600	\$ 1,400
Prior Year's Appropriation	\$ -	\$ -	\$ -	\$ -	\$ 4,781	\$ -	\$ 6,150	\$ 6,150	\$ 7,000
Transfer from Replacement Reserve								\$ 39,390	
Transfer from Emerg. Reserve	\$ -	\$ -	\$ -	\$ 4,373	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RECEIPTS</b>	<b>\$ 188,902</b>	<b>\$ 176,289</b>	<b>\$ 178,448</b>	<b>\$ 219,659</b>	<b>\$ 216,846</b>	<b>\$ 217,135</b>	<b>\$ 227,315</b>	<b>\$ 269,905</b>	<b>\$ 231,165</b>
<b>Cash Disbursements</b>									
Landscaping-Contracts	\$ 92,435	\$ 101,165	\$ 101,658	\$ 104,898	\$ 111,066	\$ 111,066	\$ 114,654	\$ 114,386	\$ 115,494
Bldg/Grounds Maint - Misc	\$ 10,553	\$ 7,609	\$ 9,017	\$ 8,964	\$ 11,000	\$ 11,000	\$ 14,000	\$ 14,000	\$ 14,000
Projects / Beautification	\$ 25,971	\$ 9,215	\$ 8,063	\$ 6,156	\$ 5,000	\$ 6,000	\$ 3,600	\$ 1,200	\$ 3,600
Other Improvements	\$ 5,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Drainage Upkeep	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities - water	\$ 5,066	\$ 7,806	\$ 8,006	\$ 6,286	\$ 6,000	\$ 4,600	\$ 5,200	\$ 3,500	\$ 4,000
Utilities - electricity	\$ 2,805	\$ 2,427	\$ 2,910	\$ 2,109	\$ 2,400	\$ 1,900	\$ 2,000	\$ 2,000	\$ 2,000
HOA - Office Utilities						\$ 540	\$ 600	\$ 600	\$ 600
Crime Watch / EMT	\$ -	\$ 192	\$ -	\$ -	\$ 300	\$ 350	\$ 350	\$ 350	\$ 350
Admin. Expenses	\$ 2,579	\$ 2,784	\$ 1,786	\$ 3,063	\$ 4,560	\$ 3,100	\$ 3,200	\$ 3,000	\$ 3,200
Misc/ Web/ Mktg/Functions	\$ 649	\$ 773	\$ 678	\$ 810	\$ 1,300	\$ 2,000	\$ 1,500	\$ 1,200	\$ 7,500
Accounting	\$ 6,521	\$ 8,414	\$ 8,594	\$ 714	\$ -	\$ -	\$ -	\$ -	\$ -
Audit & Tax Prep	\$ -	\$ -	\$ -	\$ 4,045	\$ 750	\$ 3,100	\$ 3,200	\$ 3,045	\$ 3,200
Legal	\$ 6,301	\$ 3,187	\$ 1,821	\$ 1,596	\$ 4,000	\$ 10,000	\$ 7,500	\$ 3,000	\$ 2,000
Management Fees	\$ -	\$ -	\$ -	\$ 38,736	\$ 38,784	\$ 38,784	\$ 39,898	\$ 39,898	\$ 39,898
Insurance	\$ 4,861	\$ 4,497	\$ 4,854	\$ 4,944	\$ 5,225	\$ 4,899	\$ 5,000	\$ 5,394	\$ 5,394
Rent of HOA Office space	\$ 3,900	\$ 3,900	\$ 4,125	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200	\$ 4,200
Annual Meeting expenses	\$ 853	\$ 945	\$ 588	\$ 200	\$ 1,500	\$ 1,500	\$ 1,600	\$ 400	\$ 500
Taxes	\$ 987	\$ 1,017	\$ 1,370	\$ 478	\$ 750	\$ -	\$ 500	\$ -	\$ -
Bad Debt Expense Write Off	\$ -	\$ 1,703	\$ 100	\$ 780	\$ -	\$ -	\$ -	\$ 768	\$ 4,190
Mailboxes & Posts	\$ 248	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lot Front Mowings	\$ (255)	\$ 118	\$ -	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -
Bushhogging	\$ 256	\$ -	\$ 551	\$ 256	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement Reserves	\$ 10,000	\$ 10,425	\$ 11,200	\$ 11,330	\$ 11,811	\$ 11,811	\$ 12,313	\$ 12,313	\$ 12,313
Operations Emergency Fund	\$ -	\$ -	\$ 100	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Oper. Emer. Fund Usage	\$ -	\$ -	\$ 18,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repl. Reserve Usage	\$ -	\$ -	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ 39,390	\$ -
<b>TOTAL DISBURSEMENTS</b>	<b>\$ 179,080</b>	<b>\$ 166,187</b>	<b>\$ 190,991</b>	<b>\$ 199,639</b>	<b>\$ 216,846</b>	<b>\$ 222,850</b>	<b>\$ 227,315</b>	<b>\$ 256,644</b>	<b>\$ 230,439</b>
<b>REVENUES LESS EXPENSES</b>	<b>\$ 9,822</b>	<b>\$ 10,102</b>	<b>\$ (12,543)</b>	<b>\$ 20,020</b>	<b>\$ -</b>	<b>\$ (5,715)</b>	<b>\$ (0)</b>	<b>\$ 13,261</b>	<b>\$ 726</b>

\$ 24,965  
 \$ 12,662  
 \$ 214  
 \$ 1,035  
 \$ 514

TABERNA COMMUNITIES

	ABBINGTON WOODS					BOLEYN CREEK VILLAS				
	2012	2013	2014	2014	2015	2012	2013	2014	2014	2015
	Actual	Budget	Budget	Forecast	Budget	Actual	Budget	Budget	Forecast	Budget
<b>ANNUAL DUES</b>	\$750 (62)	\$800 (62)	\$840 (62)	\$840 (62)	\$875 (62)	\$780 (23)	\$800 (23)	\$840 (23)	\$840 (23)	\$875 (23)
<b>Cash Receipts</b>										
Dues	\$ 46,480	\$ 49,600	\$ 52,080	\$ 52,080	\$ 54,250	\$ 17,940	\$ 18,400	\$ 19,320	\$ 19,320	\$ 20,125
Fines/Late fees	\$ -	\$ -	\$ -	\$ 1,300	\$ -	\$ 620	\$ -	\$ -	\$ -	\$ -
Interest Income - Other	\$ 25	\$ -	\$ 25	\$ 15	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -
Prior Years' Appropriation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RECEIPTS</b>	\$ 46,505	\$ 49,600	\$ 52,105	\$ 53,395	\$ 54,275	\$ 18,560	\$ 18,400	\$ 19,320	\$ 19,320	\$ 20,125
<b>Cash Disbursements</b>										
Landscape Maintenance	\$ 42,114	\$ 46,128	\$ 48,360	\$ 48,360	\$ 50,778	\$ 15,610	\$ 16,500	\$ 17,325	\$ 17,325	\$ 18,190
Landscape Miscellaneous	\$ -	\$ 125	\$ 150	\$ 150	\$ 150	\$ -	\$ 700	\$ 700	\$ 700	\$ 700
Administration - Supplies	\$ 170	\$ 107	\$ 250	\$ 250	\$ 230	\$ 72	\$ 100	\$ 110	\$ 110	\$ 110
Accounting	\$ 288	\$ -	\$ -	\$ -	\$ -	\$ 209	\$ -	\$ -	\$ -	\$ -
Income Tax Expense	\$ 33	\$ 140	\$ 30	\$ -	\$ -	\$ 4	\$ 134	\$ 30	\$ -	\$ -
Use of Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Reserves	\$ 3,655	\$ 3,100	\$ 3,100	\$ 3,100	\$ 3,100	\$ 1,455	\$ 966	\$ 1,002	\$ 1,002	\$ 1,002
<b>TOTAL DISBURSEMENTS</b>	\$ 46,260	\$ 49,600	\$ 51,890	\$ 51,860	\$ 54,258	\$ 17,350	\$ 18,400	\$ 19,167	\$ 19,137	\$ 20,002
<b>REVENUES LESS EXPENSES</b>	\$ 245	\$ -	\$ 215	\$ 1,535	\$ 17	\$ 1,210	\$ -	\$ 153	\$ 183	\$ 123
	ONE TABERNA WAY					TABERNA LANDING				
	2012	2013	2014	2014	2015	2012	2013	2014	2015	2015
	Actual	Budget	Budget	Forecast	Budget	Actual	Budget	Budget	Forecast	Budget
<b>ANNUAL DUES</b>	\$1800 (16)	\$1800 (16)	\$1900 (16)	\$1900 (16)	\$2000 (16)	\$1000 (6)	\$1000 (6)	\$1160 (6)	\$1160 (6)	\$1160 (6)
<b>Cash Receipts</b>										
Dues	\$ 28,800	\$ 28,800	\$ 30,400	\$ 30,400	\$ 32,000	\$ 6,000	\$ 6,000	\$ 6,960	\$ 6,960	\$ 6,960
Fines/Late Fees	\$ 340	\$ -	\$ -	\$ 340	\$ -	\$ 40	\$ -	\$ -	\$ -	\$ -
Interest Income - Other	\$ -	\$ -	\$ 10	\$ 7	\$ -	\$ -	\$ -	\$ 10	\$ 3	\$ -
Prior Years' Appropriation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL RECEIPTS</b>	\$ 29,140	\$ 28,800	\$ 30,410	\$ 30,747	\$ 32,000	\$ 6,040	\$ 6,000	\$ 6,970	\$ 6,963	\$ 6,960
<b>Cash Disbursements</b>										
Landscaping	\$ 16,800	\$ 16,850	\$ 16,850	\$ 19,000	\$ 16,200	\$ 3,425	\$ 3,440	\$ 3,520	\$ 3,520	\$ 3,520
Landscaping Miscellaneous	\$ 4,303	\$ 2,250	\$ 2,100	\$ 3,053	\$ 6,000	\$ 330	\$ 600	\$ 600	\$ -	\$ 600
Building Miscellaneous	\$ 500	\$ 1,250	\$ 2,750	\$ 1,660	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -
Administration-Supplies	\$ 58	\$ 190	\$ 120	\$ 75	\$ 120	\$ 29	\$ 60	\$ 70	\$ 50	\$ 50
Accounting	\$ 304	\$ -	\$ -	\$ -	\$ -	\$ 193	\$ -	\$ -	\$ -	\$ -
Income Tax Expense	\$ 149	\$ 148	\$ 30	\$ -	\$ -	\$ 28	\$ 130	\$ 30	\$ -	\$ -
Use of Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Reserves	\$ 7,440	\$ 8,112	\$ 8,457	\$ 8,457	\$ 8,457	\$ 2,309	\$ 1,770	\$ 2,730	\$ 2,730	\$ 2,730
<b>TOTAL DISBURSEMENTS</b>	\$ 29,554	\$ 28,800	\$ 30,307	\$ 32,245	\$ 31,977	\$ 6,314	\$ 6,000	\$ 6,950	\$ 6,300	\$ 6,900
<b>REVENUES LESS EXPENSES</b>	\$ (414)	\$ -	\$ 103	\$ (1,498)	\$ 23	\$ (274)	\$ -	\$ 20	\$ 663	\$ 60



Taberna Master Home Owners Association  
P.O. Box 3308  
New Bern, NC 28564-3308

To: Taberna HOA Board of Directors

From: Nominating Committee

October 16, 2014

The undersigned were appointed by the President to serve as the Nominating Committee for the THOA board election to be held in conjunction with the annual meeting scheduled for December, 2014. There will be three vacancies on the board following the expiration of the terms of President Gene Sharer, Vice President Louise Vondran, and Treasurer Craig Baader.

The committee had a total of nine residents self identify as potential candidates following various outreach efforts.

The following procedure was used: the chairman by phone contacted (or attempted to contact) each of the nine individuals to determine if they still wished to be considered. If they did, they were again contacted by e-mail and asked to submit a short (100 words or so) statement of why they wished to serve on the board.

This had the following results:

- One individual could not be contacted after several phone calls and email messages;
- Two individuals declined further participation in view of there being a sufficient number of candidates;
- Two individuals did not respond to the email request for a short statement.

The committee met on October 14 to consider further action on the remaining four candidates. Following discussion the committee considered the following points.

- Prior service to the HOA and extensive residence in Taberna were considered plus factors
- Although only three positions are available, a recommendation will be made for a fourth individual to be recommended in the event a vacancy occurs during the year.

Accordingly, the committee felt it was not necessary to interview each candidate and makes the following recommendations to be on the slate for election in December, 2014

- Craig Baader: outgoing Treasurer who expressed a desire to remain on the Board;
- Bryan Scoggins; longtime (10+ years) member and current chair of the Adjudicatory panel

- Katie Shorter: a longtime resident with graduate degrees in business administration and counseling; experience in marketing, tourism and counseling; and who has raised toddlers and 'tweens in Taberna.

In addition, we would like to recommend the following individual be asked to serve on the Finance Committee and to be considered for board membership in the event of a vacancy during the year:

- Peggy Rohrman: a relatively new Taberna resident, with extensive experience with non-profit agencies, and a long (and continuing) career in banking.

Respectfully submitted:

John Serumgard, Chair  
Jim Dugan, Past President  
Bob Costanzo, Past President

Attachments: Statements from candidates



Bryan Scoggins

My interest in continuing to contribute to Taberna are to continue policies that make it such a good place to live. I do think that the board has been populated by the same folks for too long and that most of them are tired. I believe that some fresh blood will make a board that is more energetic. I feel that my contribution on the adjudicatory panel has shown a willingness to be involved and I want to continue in that vein.

I would not be the best secretary as I depended on a secretary my whole business life to get my admin done.

Thanks for the opportunity.

Regards Bryan

Katie Shorter

Hello, John:

Thank you for all the footwork you are doing in this nomination process.

I little bit of background info for your information and anyone else interested...

Andy and I moved to Taberna in 2004 and lived here while our boys were toddlers before the Marine Corps took us elsewhere for three years. We moved back to Taberna in 2010 (rented on Nydegg) and waited for our renters to move out of our house on Walden Road; we are back home on Walden Road since 2012, making us residents of Taberna for over seven years in total.

Andy retired Sept 2013 after 30 years in the USMC, and we have decided to make this part of the world our home. After living in the UK, Germany, northern VA, California, Montana, New York, and Florida, we CHOSE this corner of the world to raise our two boys, and we chose Taberna. We wanted a neighborhood with standards which were enforced, a safe environment in which the boys could play and grow, a community united by common interests, expectations and standards of living...all things that have become very important after moving 12 times in 18 years!

I have been an "outsider" in the sense that I do not get involved in club happenings or the inner world of Taberna's membership, as we have only been "pool" members up to this point in time, and are no longer members at present. We have always enjoyed our neighbors, love to stop and talk to anyone we pass, are both active users of "the loop" for running, biking and walking, welcome new neighbors whenever we can...knowing what it is like to be "new" to a neighborhood, we treasure what we have here. However, although a peripheral Tabernian in some ways, I can't help but be aware of some occasional dissonance (evident via Tabmail) that pops up, and it hurts me every time. If I can do something about it, I think I am obligated to do so. I think, with my combined business (tourism and marketing) and counseling backgrounds, I have a good "feel" for the balance many are seeking here in Taberna. I lived here as a military spouse with young children and am now the spouse of a retiree (but still working) Marine and now have tweens. My 90 year-old father in-law, a WWII B29 pilot, lives with us. I have a unique and useful perspective to bring to the board and skills that I feel will be of use to the Taberna community as a whole.

If I had to sum this up in 100 words (give or take):

"As a mom who has raised her children from toddlers to tweens in Taberna, Katie Shorter would like to give back to her community while hopefully making a difference for the future of Taberna. Her husband recently retired after 30 years in the USMC and is working locally, so she understands the perspective of both the families of Taberna and also the maturing members of our community who have chosen to make Taberna their retirement destination. Formerly a full-time working mom, Katie now stays home with the boys and is able to find the time to get involved in her community; she wanted to start as close to home as she could...with Taberna."

Does this work for you, John? I also have a resume...only reason I mention this is that I am not sure what kind of "credentials" people are seeking. I have two graduate degrees - and MBA and a Masters in Counseling Education - plus professional experience. If anyone wishes to review this, I can send a resume along.

Thank you again for your time!

Katie Shorter

Peggy Rohrman

Thank you John! I appreciate the information and the opportunity to share a little about me!

The Board meetings are no problem in terms of time or location. Happy to serve in role of Secretary if that is what you need. I've been in that role on previous boards.

About me: My husband and I relocated to New Bern in October 2013, from Indianapolis. I am currently a Vice President at BB & T and work here in New Bern. I've been a banker for 25 years and began my banking career in Indianapolis. I also am an adjunct college professor and have loved that role for the last 13 years. I've a long time commitment to "giving back" and served on a number of boards in leadership and volunteer positions. They've ranged from involvement in school, church, professional and community organizations. Currently I serve on the Coastal Carolina United Way Board.

I'd specifically like to serve on the board to continue my service commitment and also become more involved with my Taberna neighbors. We love our new neighborhood and have a strong desire to continue the good works of our HOA. We also have a desire to continue making Taberna a desirable community in which to live now and in the future.

Happy to provide any other information you may need! Thanks again!

## Bios for ballot

Bryan Scoggins is a native of Havelock and grew up in the region. Following an extensive career with Data General Corporation, he retired back home. He has been a resident of Taberna since 2001. He has served on the Adjudicatory panel for over ten years and as the chairman for the last three years. He and his wife Joyce live on Vaud Ct. His personal life goal is to be a scratch golfer.

Katie Shorter has lived in Taberna for over seven years, although not continuously. A Marine spouse, Katie first lived in Taberna when her children were toddlers, then moved away as her husband was transferred only to be transferred back in 2010. Following his retirement after 30 years service in 2013, the Shorters elected to remain in Taberna as the place they wanted to continue raising their sons, now teens. Katie holds both an MBA and a Masters in counseling. Katie and Andy live on Walden Road with their two sons and Andy's father, a WWII B29 pilot.

Craig Baader has lived in Taberna since 2005, moving down from Catonsville, MD. He was first elected to the Board in 2012, and has served as the Treasurer for the past year. Craig and Pat live on Nyon Road.


Joey Pontiff,

Your firm has been selected to replace/refurbish the 14 signs throughout the Taberna Community. The following listing summarizes the scope of work for the bid and the related pricing. We have also included the information in the captions above the attached photographs of the individual signs. As discussed previously, all but three of the signs mounted on monument fixtures will be completely replaced with identical materials and imagery with the other three being cleaned. The signs at the front entrance of the community will be removed and refurbished to "like new" condition. The installation effort should be coordinated with Joe Kelly to avoid any scheduling conflicts with the power washing of the surfaces on which the signage is mounted.

<u>Sign #</u>	<u>General Description</u>	<u>Price</u>
1 & 2	Repaint burgundy backgrounds & clean bronze lettering	\$1,000
3	Clean and repair entire sign, including background crest & lettering	\$400
4 & 5	Clean	\$100
6	Replace entire sign panel mounted to monument	\$800
7	Replace entire sign panel mounted to monument	\$800
8	Replace entire sign panel mounted to monument	\$800
9	Clean	\$50
10	Replace entire sign panel mounted to monument	\$800
11	Replace entire sign panel mounted to monument	\$800
12	Replace entire sign panel mounted to monument	\$800
13	Replace entire sign panel mounted to monument	\$800
14	Replace entire sign panel mounted to monument	\$800
<b>Total price for proposed work scope</b>		<b>\$7,950</b>

Thanks again for your efforts involved related to your proposal.

At the conclusion of the effort please provide digital copies of the imagery previously provided by the Weyerhaeuser Corporation so that we have the information available for any other requirements unrelated to our signage.

  
\_\_\_\_\_  
Joey Pontiff for JoeSIGNS

  
\_\_\_\_\_  
Joe Kelly for Taberna Master HOA

10/30/14  
\_\_\_\_\_  
Date:



**Taberna Master Homeowners Association, Inc.**

**Monthly Board of Directors Meeting**

**3 PM Tuesday, October 28, 2014**

**Agenda**

<b>Call to Order</b>	Gene Sharer
<b>Establish Quorum</b>	Jean Hanson
<b>Approval of September 23, 2014 Minutes</b>	Jean Hanson
<b>Officer's Reports</b>	
Treasurer Report	Craig Baader
<b>Committee Reports</b>	
Architectural Control	Dick Turner
Building & Grounds	Joe Kelly
Finance	Billy Gent
Welcome Committee	Ellen Watson
<b>Manager's Report</b>	Michelle Massarelli
Property Owner action status	
Lien Status	
Covenant Violations	
Adjudication Panel actions	
<b>President's Comments</b>	Gene Sharer
Country Club	
Annual Meeting	
<b>Old Business (not previously covered)</b>	
Taberna Signs – Neighborhood & Entrance	Joe Kelly/Craig Baader
Review of action items from prior meeting(s)	Jean Hanson
<b>New Business</b>	
Report of the Nominating Committee	John Serumgard et al
2015 Budget Presentation and Approval	Craig Baader, Billy Gent
<b>Next Meeting</b>	3:00 PM November 25, 2014
<b>Adjourn</b>	