



Taberna Master Homeowners Association, Inc.

Monthly Board of Directors Meeting

Tuesday, September 24, 2013

Agenda

Call to order (3:00 pm):

James Dugan, President

Roll call of members present:

Louise Vondran, Secretary

Establish a quorum

Introduction of others present

Minutes of last meeting:

Louise Vondran, Secretary

Committee reports:

Architectural Control Committee

Richard Turner, Chair (emailed report)

- Landscape Plan Guidelines, Procedures, and Reviews

Building and Grounds Committee

Joe Kelly, Chair

- Taberna Landing Paving Project Update

Finance Committee

Craig Baader, Chair

- Proposed 2014 Budget for Taberna Master and Communities

Officer and Community Manager Reports:

Treasurer's Report

Paul Tracewell, Treasurer

- Proposed 2014 Budget for Taberna Master and Communities
- Audit Results

Manager's Report

Brooke Baughn, Community Manager

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

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

Unfinished business:

- Nominations for next year's board of directors (four positions)
- Annual Meeting – Location – Notice to Owners – Budget - Proxies
- Covenants – Review of Policies for political signs, landscaping, etc.

New business:

- Committees and Offices – new member approval(s)

Announcements:

- Confirm Next Meeting: 3:00 pm, Tuesday, October 22, 2013

Adjournment:



September – 2013
Minutes of Board of Directors Meeting
Taberna Master Homeowners Association, Inc.
September 24, 2013

Board Members Attending

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

Committee Members Attending

Joe Kelly

CAS Attending

Brooke Baughn, Community Manager

Call to Order

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

Roll Call of Members Present

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

Minutes Review/Approval

- There were no objections or corrections to the August minutes. The following motion was approved by the Board:
MOTION to approve the August minutes as presented

Architectural Control Committee Report

- Jim Dugan reported that Dick Turner had submitted his report by email, however, this report was not circulated to the remainder of the Board prior to the meeting. Jim Dugan will forward the ACC report on ACC Guidelines as well as Dick Turner's monthly ACC report to the Board via email
- Craig Baader reported that Mr. Packard has been modifying his wetlands for the past eleven years and stated this was with the approval of prior Boards (as has been the case with Mr. Rueschlin). Jim Dugan reported that each landscape project requires a new landscape project submission and that prior Board approvals expire with each completed (in this case annual) project

Buildings & Grounds Committee Report

- Joe Kelly discussed an invoice he received from a homeowner at One Taberna Way who had his steps and shutters painted. This activity was unauthorized and as such the invoice was not approved for payment
- Joe Kelly reported that all the gutters at One Taberna Way need to be cleaned and washed and the vinyl on these buildings needs power washing. Joe solicited two bids

and will go with the least expensive at \$225/unit for a total of \$1,800. This work will commence as soon as possible

- A violation letter will be sent to the homeowner on Mellen Rd. who is repeatedly hanging laundry over the railings
- A discussion took place regarding political signage. The incoming Board will address this issue with particular attention paid to the NC Planned Community Act. These findings will be clearly communicated to the community and will be posted to the Taberna Website
- A discussion regarding the current status of the Taberna Landing Paving project took place. CAS sent a letter to each of the affected homeowners informing them that this project will proceed. The following motion was approved by the Board:
 - MOTION to proceed repaving the Taberna Landing roadway
- Craig Baader reported that a One Taberna Way homeowner approached him wanting to deescalate funding for capital reserves. Mr. Baader told him "no". The homeowner also wanted to discuss what could be done preventatively to address brown patches on the lawn. Mr. Baader told him this type of problem could not be addressed ahead of time but will be taken care of as it occurs
- The liaison for One Taberna Way called a meeting to be held at the THOA office. Jim Dugan approved the meeting and attended but no one else showed up
- It was reiterated that the only responsibility of the One Taberna Way committee is to provide input to and approve the annual budget for the One Taberna Way supplementary dues

Finance Committee

- Craig Baader reported that the 2014 budget was approved by the Committee

Treasurer's Report

Paul Tracewell reviewed the Operating Reports for August in detail. Paul also reported:

- In an attempt to eliminate coding errors by CAS Brooke will email all landscape invoices to Craig Baader for coding. These emails will be responded to within a day
- Paul reported that 79% of all accounts receivables are in the hands of the attorneys
- We will be tight making expenses through the end of the year without cashing in CDs. Since these CDs are paying a relatively attractive rate it was recommended that we try to inch through to December at which time we will begin receiving dues payments. If we cannot make it Paul suggested that we incur the small penalty (~\$7) and cash in a BB&T CD if necessary
- The following motion was approved by the Board:
 - MOTION to approve the 2014 Budget
- Jim Dugan reformatted the 2014 budget spreadsheet so that it could be included with the materials in the Annual Meeting package sent to the property owners
- Paul Tracewell prepared a Treasurer's Manual and handed it to Craig Baader
- Craig Baader will make arrangements to get funds transferred out of Scott & Stringfellow when the last market CD matures in January 2014. Craig will then deposit these funds in the reserve accounts at Alliance and purchase new CDs as warranted

- Paul Tracewell officially resigned as Treasurer due to his relocation. The post office box and storage facility keys were handed over to Craig Baader
- The following motions were approved by the Board:
 - MOTION to accept the Treasurer's Report
 - MOTION to accept Paul Tracewell's resignation
 - MOTION to make Craig Baader the new Treasurer
 - MOTION to execute a Scott & Stringfellow Non-Corporate Certificate of Authorization to recognize Gene Sharer, Craig Baader and Lou Duffer as authorized to sell, assign and endorse or transfer certificates representing stocks, bonds or other securities registered in the name or for the account of the Taberna Master Homeowners Association
 - MOTION to recognize and thank Paul Tracewell for his service to the THOA Board
- It was reported that we are still awaiting the final report from the auditors

Manager's Report

- The Covenant Enforcement Report was reviewed
- A discussion took place regarding a property on Nyon Road which was in need of power washing and extensive landscape maintenance. The following motion was approved by the Board:
 - MOTION to send a notice of violation to the owner on Nyon Rd
- Craig Baader will contact the lady at the bank to see if this issue on Nyon Rd can be addressed before a Hearing process is put into place
- Brooke Baughn updated the Board regarding the proper procedure for Hearings. The Board must notify the property owner of the date and time of the meeting at least 7 days in advance. Two people must be in attendance at the meeting. These attendees need not be from CAS nor be members of the Board. If the property owner does not show the Board then has the authority to address the issue at the property owner's expense if the issue is not resolved within 7 days of the meeting. If the property owner does show they must be given the opportunity to state their side of the issue and this is to be reported back to the Board for follow-up
- Joe Kelly reported that of the 73 violations on the Violations Report 52 didn't need to be on the list. Joe Kelly requested that new violations be checked by CAS against prior reports and if the same violation appears it should be handled without B&G involvement. The same procedure should be followed for grass cutting – if the property is on the self-mow list a letter should be sent. If it is not on the self-mow list CAS should know what the Young schedule is and know that it will be addressed within the scheduled timeframe
- Craig Baader raised the question as to whether properties on the self-mow list were being held to a different standard than those being handled by Young. Joe Kelly suggested that this would not be the case as this issue works itself out over the course of the standard violation timeframe
- Jim Dugan submitted a sample of an Executive Summary Report to Brooke and suggested that this was the only report necessary to be presented to the Board on a

monthly basis. Brooke will begin providing this summary report on a calendar year-to-year basis

- Craig Baader raised three additional violations issues: 1) a mildew violation on Arbon Ct 2) the bush on the corner of Mellen Rd. and Taberna Circle and 3) the length of grass on a property on Nyon Ct. Joe Kelly requested that the issue of the bush at the corner of Mellen Rd and Taberna Circle be put back on the Violations report
- It was agreed that if an owner address a violation and then the same violation occurs in a subsequent month it should be addressed as a new violation
- Brooke reported that she met with the Welcome Committee. The committee requested that Pinehurst send out all materials to new homeowners except the license plates and directories
- Brooke was informed that CAS is responsible for the updating and printing of the Taberna Directory
- CAS has contacted the building owner regarding the lease for the office space
- The spreadsheet that was presented from the attorneys was discussed. A question was raised as to whether the attorneys found any assets that can be tapped for garnishment on the properties that we have judgments on. Jim Dugan reported that the spreadsheet contained outdated information. Brooke will follow-up as to why this report is not reflective of actual outstanding activity

Unfinished Business

- Gene Sharer presented the nominations for the Board of Directors. The following motions were approved by the Board:
 - MOTION to nominate Joe Kelly, Kristie Miles, Jean Hanson and Bill Gent as candidates for the 2014-2015 Board of Directors
 - MOTION that these nominees be invited to attend the October and November Board meetings
- Jim Dugan procured a contract and the necessary insurance information to secure Creekside School as the location for the Annual Meeting to be held on Tuesday, December 10th. The cost is \$160/hr. plus a custodial fee which will be determined after the meeting when the extent of the clean-up work is determined
- Brooke Baughn will provide an alphabetical list of homeowners notated with who have submitted proxy votes to be used by Louise Vondran and Nick D'Alessandro at meeting check-in
- Jim Dugan will contact the new Mayor designate, the new Alderman and Sgt. Dubay and request that they make a brief presentation at the meeting
- Materials for inclusion in the meeting notice will be presented for approval at the October meeting

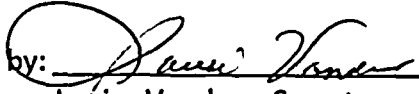
Announcements

The next meeting is scheduled for 3:00 p.m. Tuesday, October 22nd, 2013

Adjournment

The meeting was adjourned at approximately 4:55 p.m.

Approved by the Board of Directors:

Submitted by: 
Louise Vondran, Secretary

Date: 10-22-13

Approved by: 
James Dugan, President

Date: 10-22-13



Scott & Stringfellow

Account Number: 84563031**
(Taberna Master Reserve Acct.)

Non-Corporate Certificate of Authorization

E. EUGENE SHARRER
CRAIG R. BAADER
OR LOU DUFFER USA

(Name and Title of Officer, Partner or Other Designation)

is hereby authorized

to sell, assign and endorse or transfer certificates representing stocks, bonds or other securities registered in the name or for the account of this

Non-Profit Homeowners' Association
(Type of Organization)

I, James Dugan, President

(Name and Title of Officer, Partner or Other Designation)

of Taberna Master Homeowners' Association

(Name of Organization)

hereby certify

that the foregoing is a true copy of a resolution duly adopted by the

Directors & Officers

(Name of Governing Body of Organization)

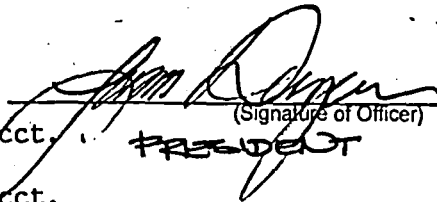
of said organization at a meeting

duly held on the 24TH day of SEP 2013 which is in full force and effect on

this date and does not conflict with the Articles of Incorporation and/or By-Laws

(Name of Document under which Organization is operating)

of said organization.


(Signature of Officer)

PRESIDENT

- **10857235 - One Taberna Way Reserve Acct.
- 13899780 - Emergency & Reserve Acct.
- 16204237 - Abbington Woods Reserve Acct.
- 44984325 - Boleyn Creek Reserve Acct.

24 SEP 2013

(Date)

TREASURER'S REPORT

BOARD MEETING – SEPTEMBER 24, 2013

OPERATING REPORTS: 8/31/13 Operating reports were submitted by CAS to all board members for review. These reports have been submitted to the Finance Committee for their review and approval. Significant items requiring corrections or areas requiring further analysis were communicated to CAS by the Treasurer. Errors continue to occur regarding correct codes for landscape billings. Consideration should be given for having all landscape invoices forwarded to the Treasurer via email by CAS for proper coding prior to payment.

A recap of the August Income Statement is attached for your review.

Comments regarding Operating reports:

Expenses: Taberna Master and Sub-Associations: Expenses are being managed within the overall budget for all communities. Individual accounts that are exceeding budget are:

- Master – 06005 – Negotiated Options - 06081 Naturpark – 07040 – Legal Fees
07090 – Web Marketing

Accounts Receivable:

	8/31/13	7/31/13	Accounts with attorney
• Taberna Master	15,639.58	14,312.69	(10 accounts - \$11,913.12)
• Abb. Woods	3,339.77	4,572.27	(4 accounts - \$2,180.00)
• Boleyn Creek	60.00	1,090.00	-0-
• O.T.W.	4,241.15	4,155.00	(1 acct. - \$4,241.15)
• Tab. Landing	-0-	270.00	-0-
Total	23,280.50	24,399.96	

79% of Accounts Receivable is with attorney.

BANK ACCOUNTS: See attached financial report for account balances as of 8/31/13. Alliance Financial Services (Bank of Nevada) is the primary operating account – We also have added an account with their Torrey Pines Bank (Alliance Financial Services) for the Master Operating Fund so we don't exceed the \$250,000 FDIC amount at any one institution. Funds in this account will be transferred back to the Bank of Nevada operating account as needed to meet monthly obligations. A transfer of \$20,000 was made during August. Alliance also maintains reserve accounts for all communities as well as the emergency fund currently in money market and CD accounts. North State Bank holds operating CD's for Taberna Master Operating and reserve accounts for the master and all sub communities except Taberna Landing. BB&T holds a reserve CD for OTW. Vantage South Bank also holds reserve CD's. All individual bank balances are under the \$250,000 FDIC insured amount. All of Taberna's investments are in FDIC insured CD's or money market accounts.

BANK RECONCILEMENT: See attached reconciliation of bank balances to ledger balances as of 8/31/13.

EMERGENCY FUND: The balance stands at 42,155 as of 8/31/13.. The remaining 8,000 is scheduled for the 2014 budget. This will bring the fund back to the established goal of 50,000.

HOA INVOICES: As of 9/24/13, all invoices received by the Treasurer have been submitted to CAS for processing.

2014 BUDGETS – Proposed budget numbers have been reviewed by the Finance Committee and approved for submittal to the Board for adoption. The proposed budgets were emailed to all Board members for review prior to the Board meeting.

LANDSCAPE CONTRACTOR PAYMENTS – A motion was approved at the last Board meeting to establish a billing period and payment schedule for all payments to landscape contractors for work performed on a monthly basis. Billing by the contractor should be submitted no earlier than the 25th of the month in which payment is due with payment to be made by CAS within 15 days of receipt. Payments for Bush hogging and Front Lot mowing will be processed upon completion of the work with billings to the lot owners occurring at the same time.

CERTIFICATES OF DEPOSIT. The \$60,000 in CD purchases in August is now reflected in the 8/31/13 Investment Report. Additional CD's from Scott & Stringfellow have matured and will be deposited into the money market account balance.

TREASURER: Due to relocation, I hereby resign my position as Treasurer effective as of this date 9/24/13.

	INSTITUTION	TYPE ACCT.	MASTER	EMERG.	AB. WOODS	B. CREEK	O.T.W.	T. LANDING	TOTAL
8/31/2013									
	ALLIANCE FINANCIAL(BANK OF NEVADA)	OPERATING	\$12,737.02	\$0.00	\$16,031.47	\$6,813.14	\$6,384.42	\$2,403.14	\$44,369.19
	ALLIANCE FINANCIAL (IN TRANSIT)		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	LESS OUTSTANDING CHECKS	OPERATING	(\$330.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$330.00)
	LESS TRANSFER TO RESERVES		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ALLIANCE FINANCIAL (TORREY PINES BANK)	OPERATING	\$60,153.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,153.25
	NORTH STATE BANK	OPERATING	\$61,083.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$61,083.63
	LESS ACCRUED INTEREST NOT PAID	OPERATING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	CASH ADVANCE		\$150.00	\$0.00	\$0.00	\$0.00	\$0.00		\$150.00
	TOTAL OPERATING		\$133,793.90	\$0.00	\$16,031.47	\$6,813.14	\$6,384.42	\$2,403.14	\$165,426.07
	BB&T	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$8,836.50	\$0.00	\$8,836.50
	LESS UNRAEALIZED GAINS		\$0.00	\$0.00	\$0.00	\$0.00	(\$17.64)	\$0.00	(\$17.64)
	NORTH STATE BANK	RESERVE	\$60,000.00	\$15,000.00	\$10,000.00	\$1,500.00	\$20,000.00	\$0.00	\$106,500.00
	SCOTT & STRINGFELLOW	RESERVE	\$19,381.58	\$10,052.54	\$5,034.36	\$2,011.71	\$17,101.01	\$0.00	\$53,581.20
	LESS UNREALIZED GAIN	RESERVE	(\$23.23)	(\$4.20)	(\$5.85)	(\$1.47)	(\$14.52)	\$0.00	(\$49.27)
	VANTAGE SOUTH BANK	RESERVE	\$18,091.57	\$7,536.91	\$4,019.69	\$0.00	\$13,063.98	\$0.00	\$42,712.15
	LESS UNREALIZED GAIN	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ALLIANCE FINANCIAL(BANK OF NEVADA)	RESERVE	\$37,080.93	\$9,570.18	\$7,641.78	\$3,268.78	\$18,268.70	\$25,191.77	\$101,022.14
	TRANSFER FROM OPERATING TO RESERVES	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	ALLIANCE FINANCIAL- IN TRANSIT	RESERVE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	TOTAL RESERVES		\$134,530.85	\$42,155.43	\$26,689.98	\$6,779.02	\$77,238.03	\$25,191.77	\$312,585.08
	TOTAL FUNDS		\$268,324.75	\$42,155.43	\$42,721.45	\$13,592.16	\$83,622.45	\$27,594.91	\$478,011.15
2013	LEDGER VS. BANK BAL								
8/31/2013		TABERNA	ABBINGTON	BOLEYN	ONE TABERNA	TABERNA		TOTALS	
		MASTER	WOODS	CREEK	WAY	LANDING			
	BEGINNING LEDGER BAL.	\$153,133.98	\$18,911.60	\$6,819.62	\$9,040.69	\$2,260.59		\$190,166.48	
	REVENUE	\$24,134.24	\$1,848.45	\$1,510.57	\$600.72	\$580.25		\$28,652.23	
	EXPENSES	(\$43,624.32)	(\$4,726.58)	(\$1,517.05)	(\$3,256.99)	(\$417.70)		(\$53,542.64)	
	ENDING LEDGER BALANCE	\$133,643.90	\$16,031.47	\$6,813.14	\$6,384.42	\$2,403.14		\$165,276.07	
	NORTH STATE BANK	\$61,083.63	\$0.00	\$0.00	\$0.00	\$0.00		\$61,083.63	
	ALLIANCE BANK (BANK OF NEVADA)	\$12,737.02	\$16,031.47	\$6,813.14	\$6,384.42	\$2,403.14		\$44,369.19	
	ALLIANCE BANK (TORREY PINES BANK)	\$60,153.25	\$0.00	\$0.00	\$0.00	\$0.00		\$60,153.25	
	DEPOSITS IN TRANSIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	LESS OUTSTANDING CKS.	(\$330.00)	\$0.00	\$0.00	\$0.00	\$0.00		(\$330.00)	
	TRANSFERS IN TRANSIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	ENDING BANK BALANCE	\$133,643.90	\$16,031.47	\$6,813.14	\$6,384.42	\$2,403.14		\$165,276.07	

INCOME STATEMENT YTD	8/31/2013		MASTER	EMERG.	AB.WOODS	B.CREEK	O.T.W.	T.LANDING	TOTAL
TOTAL REVENUE			\$217,126.50		\$38,466.37	\$13,718.95	\$21,804.40	\$4,521.21	\$295,637.43
BUDGETED REVENUE			\$211,798.32		\$37,200.00	\$13,800.00	\$21,600.00	\$4,500.00	\$288,898.32
TOTAL EXPENSES			\$143,880.30		\$32,660.28	\$11,811.44	\$17,197.15	\$3,596.58	\$209,145.75
BUDGETED EXPENSES			\$154,301.06		\$33,113.36	\$12,311.30	\$19,074.36	\$4,043.32	\$222,843.40
NET INCOME/(LOSS)			\$73,246.20		\$5,806.09	\$1,907.51	\$4,607.25	\$924.63	\$86,491.68
ACCTS. RECEIVABLE OUTSTANDING (INCLUDES LATE FEES)	8/31/2013		\$15,639.58		\$3,339.77	\$60.00	\$4,241.15	\$0.00	\$23,280.50
ACTUAL NET INCOME/(LOSS)			\$57,606.62		\$2,466.32	\$1,847.51	\$366.10	\$924.63	\$63,211.18

TREASURER'S REPORT - INVESTMENTS

INVESTMENT ACCOUNTS	AS OF	NUMBER	TERM	ISSUE DATE	MAT. DATE	INT. RATE	T. MASTER OPERATING	T. MASTER RESERVE	T. EMERG RESERVE	AB. WOODS RESERVE	B. CREEK RESERVE	O.T.W. RESERVE	T. LANDING RESERVE	TOTAL ALL	EARLY W/D PENALTY
CERTIFICATES OF DEPOSIT															
ALLIANCE	AUTO RENEW		12M	8/6/2013	8/6/2014	0.700%		\$20,000.00							3 MONTHS
ALLIANCE	AUTO RENEW		12M	8/6/2013	8/6/2014	0.700%		\$10,000.00							3 MONTHS
ALLIANCE	AUTO RENEW		12M	8/6/2013	8/6/2014	0.700%			\$7,500.00						3 MONTHS
ALLIANCE	AUTO RENEW		12M	8/6/2013	8/6/2014	0.700%				\$5,000.00					3 MONTHS
ALLIANCE	AUTO RENEW		12M	8/6/2013	8/6/2014	0.700%					\$2,500.00				3 MONTHS
ALLIANCE	AUTO RENEW		12M	8/6/2013	8/6/2014	0.700%						\$15,000.00			3 MONTHS
TOTAL ALLIANCE CD'S							\$0.00	\$30,000.00	\$7,500.00	\$5,000.00	\$2,500.00	\$15,000.00	\$0.00	\$60,000.00	
BB&T		CD 7087	28 M	1/16/2012	5/16/2014	0.300%						\$8,836.50			180 DAYS
LESS UNREALIZED GAIN												(\$17.64)	\$0.00		
TOTAL BB&T CD'S							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,818.86	\$0.00	\$8,818.86	
NORTH STATE BANK		CD 7191	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7192	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7193	48 M	5/25/2012	5/25/2016	1.790%	\$20,361.21								90 DAYS
NORTH STATE BANK		CD 7501	48 M	10/18/2012	10/18/2016	1.090%		\$20,000.00							90 DAYS
NORTH STATE BANK		CD 7502	48 M	10/18/2012	10/18/2016	1.090%		\$20,000.00							90 DAYS
NORTH STATE BANK		CD 7503	48 M	10/18/2012	10/18/2016	1.090%		\$10,000.00							90 DAYS
NORTH STATE BANK		CD 7504	48 M	10/18/2012	10/18/2016	1.090%		\$10,000.00							90 DAYS
NORTH STATE BANK		CD 7505	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7506	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7507	48 M	10/18/2012	10/18/2016	1.090%			\$5,000.00						90 DAYS
NORTH STATE BANK		CD 7508	48 M	10/18/2012	10/18/2016	1.090%				\$10,000.00					90 DAYS
NORTH STATE BANK		CD 7509	48 M	10/18/2012	10/18/2016	1.090%					\$1,500.00				90 DAYS
NORTH STATE BANK		CD 7510	48 M	10/18/2012	10/18/2016	1.090%						\$10,000.00			90 DAYS
NORTH STATE BANK		CD 7511	48 M	10/18/2012	10/18/2016	1.090%						\$10,000.00			90 DAYS
LESS UNREALIZED GAIN															
TOTAL NORTH STATE CD'S							\$61,083.63	\$60,000.00	\$15,000.00	\$10,000.00	\$1,500.00	\$20,000.00	\$0.00	\$167,583.63	
SCOTT & STRINGFELLOW		02587DFT0	24 M	11/3/2011	11/4/2013	1.150%		\$15,017.55							N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%		\$4,005.68							N/A
SCOTT & STRINGFELLOW		38143AHD0	24 M	1/18/2012	1/21/2014	1.050%			\$2,004.20						N/A
SCOTT & STRINGFELLOW		0258DFT0	24 M	11/3/2011	11/4/2013	1.150%				\$5,005.85					N/A
SCOTT & STRINGFELLOW		254670S45	24 M	8/31/2011	9/3/2013	0.900%					\$1,000.05				N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%					\$1,001.42				N/A
SCOTT & STRINGFELLOW		254670S45	24 M	8/31/2011	9/3/2013	0.900%						\$5,000.25			N/A
SCOTT & STRINGFELLOW		02005QXQ1	24 M	11/16/2011	11/18/2013	1.150%						\$3,004.26			N/A
SCOTT & STRINGFELLOW		02587DHF8	24 M	11/23/2011	11/25/2013	1.100%						\$7,010.01			N/A
LESS UNREALIZED GAIN								(\$23.23)	(\$4.20)	(\$5.85)	(\$1.47)	(\$14.52)	\$0.00		
TOTAL S&S CD'S								\$19,000.00	\$2,000.00	\$5,000.00	\$2,000.00	\$15,000.00	\$0.00	\$43,000.00	
VANTAGE SOUTH BANK		*09-1	48M	2/15/2013	2/15/2017	1.050%		\$10,052.20							60-90-360 DAYS
VANTAGE SOUTH BANK		*89-1	48M	2/15/2013	2/15/2017	0.990%		\$8,039.37							60-90-360 DAYS
VANTAGE SOUTH BANK		*77-1	48M	2/15/2013	2/15/2017	0.990%			\$5,024.61						60-90-360 DAYS
VANTAGE SOUTH BANK		*72-1	48M	2/15/2013	2/15/2017	0.990%			\$2,512.30						60-90-360 DAYS
VANTAGE SOUTH BANK		*23-1	48M	2/15/2013	2/15/2017	0.990%				\$4,019.69					60-90-360 DAYS
VANTAGE SOUTH BANK		*27-1	48M	2/15/2013	2/15/2017	0.990%						\$5,024.61			60-90-360 DAYS
VANTAGE SOUTH BANK		*95-1	48M	2/15/2013	2/15/2017	0.990%						\$5,024.61			60-90-360 DAYS
VANTAGE SOUTH BANK		*17-1	48M	2/15/2013	2/15/2017	0.990%						\$3,014.76			60-90-360 DAYS
LESS UNREALIZED GAIN															
TOTAL VANTAGE SOUTH CD'S								\$18,091.57	\$7,536.91	\$4,019.69	\$0.00	\$13,063.98	\$0.00	\$42,712.15	
MONEY MARKET ACCTS.															
SCOTT & STRINGFELLOW		M/M					\$0.00	\$358.35	\$8,048.34	\$28.51	\$10.24	\$2,086.49	\$0.00	\$10,531.93	
ALLIANCE		M/M					\$0.00	\$7,080.93	\$2,070.18	\$2,641.78	\$768.78	\$3,268.70	\$25,191.77	\$41,022.14	
ALLIANCE - IN TRANSIT							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL RESERVE							\$0.00	\$134,530.85	\$42,155.43	\$26,689.98	\$6,779.02	\$77,238.03	\$25,191.77	\$312,585.08	
TOTAL OPERATING							\$61,083.63							\$61,083.63	
GRAND TOTAL														\$373,668.71	

CD'S BY MATURITY DATE	2013	2013	2013	2013	2014	2015	2016	2017			
	SEPT	OCT	NOV	DEC							
RESERVE ACCOUNTS:											
TABERNA MASTER			19,000		30,000		60,000	18,000			
TAB. EMERGENCY FUND					9,500		15,000	7,500			
ABBINGTON WOODS			5,000		5,000		10,000	4,000			
BOLEYN CREEK	1,000		1,000		2,500		1,500				
ONE TABERNA WAY	5,000		10,000		23,818		20,000	13,000			
TABERNA LANDING											
OPERATING ACCTS:											
TABERNA MASTER OPR.							60,000				
TOTAL	6,000	0	35,000	0	70,818	0	166,500	42,500		320,818	

Run Date: 09/23/2013
Run Time: 10:58 AM

TABERNA MASTER HOA, INC

Page: 1

Violations Report - 9/23/13

Address	Hearing	Owner Name	Summary	Create Date	CCR Code	Active
BRUGG COURT						
111 BRUGG COURT EMMEN ROAD		RAY & ELEANOR SAVAGE	Signs	9/16/2013	008	1 st Letter
104 EMMEN ROAD		STEVEN & JEAN HIMELSPACH	Property maintenance	7/26/2013	006	1st Letter
117 EMMEN ROAD		RICHARD GOWDY	Signs	8/26/2013	008	1st Letter
305 EMMEN ROAD FRIBURG ROAD		JOHN & DORIS BERNARD	Yard Maintenance	6/8/2013	005	1st Letter
118 FRIBURG ROAD		JAMES M RUSSO	Boats, Trailers, etc.	7/26/2013	001	1st Letter
120 FRIBURG ROAD		RUSSELL & VALERIE CLARK	Lot Maintenance	7/2/2013	007	1st Letter
120 FRIBURG ROAD GENEVA ROAD		RUSSELL & VALERIE CLARK	Lot Maintenance	9/16/2013	007	2 nd Letter
115 GENEVA ROAD KRIENS COURT		MARCUS L JOHNSON	Yard Maintenance	8/26/2013	005	1st Letter
104 KRIENS COURT NEUCHATEL ROAD		JOHN & SALLY MCKINNEY	Yard Maintenance	7/26/2013	005	1st Letter
117 NEUCHATEL ROAD		TIMOTHY & RHONDA KILEY	Property maintenance	8/26/2013	006	1st Letter
326 NEUCHATEL ROAD		CHRISTOPHER & STEFANIE ME	Trash Recepticles	9/17/2013	002	1st Letter
328 NEUCHATEL ROAD		ERICA A. WINKLEY	Trash Recepticles	9/17/2013	002	1st Letter

407 NEUCHATEL ROAD
 417 NEUCHATEL ROAD
 425 NEUCHATEL ROAD
 444 NEUCHATEL ROAD
 512 NEUCHATEL ROAD
NYON ROAD

JOHN & MELODEE CHRISE	Property maintenance	8/26/2013	006	1st Letter
ROBERT DORRMAN	Yard Maintenance	8/26/2013	005	1st Letter
NEAL & CINDY FRAZIER	Property maintenance	7/26/2013	006	1st Letter
MICHAEL & PATRICIA SMITH	Yard Maintenance	9/12/2013	005	1st Letter
ANTHONY & VALERIE CAPONE	Lot Maintenance	9/16/2013	007	1st Letter

118 NYON ROAD
 118 NYON ROAD
 118 NYON ROAD
 118 NYON ROAD
 118 NYON ROAD

Hearing Needed
 Hearing Needed

JESSE & JUDY TEGTMEIER	Property maintenance	3/21/2013	006	1st Letter
JESSE & JUDY TEGTMEIER	Property maintenance	7/3/2013	006	2nd Letter
JESSE & JUDY TEGTMEIER	Property maintenance	7/26/2013	006	3 rd Letter
JESSE & JUDY TEGTMEIER	Property maintenance	9/12/2013	006	Final
JESSE & JUDY TEGTMEIER	Yard Maintenance	9/12/2013	005	Final

TABERNA CIRCLE

906 TABERNA CIRCLE
 906 TABERNA CIRCLE
TICINO COURT

JAMES FRANKLIN EDGERTON	Property maintenance	8/7/2013	006	1st Letter
JAMES FRANKLIN EDGERTON	Property maintenance	9/12/2013	006	2nd Letter

227 TICINO COURT
 227 TICINO COURT
TICINO ROAD

WILLIAM & PEGGY MACSAVENE	Basketball Goal and Picnic Table	7/26/2013	003	1st Letter
WILLIAM & PEGGY MACSAVENE	Basketball Goal and Picnic Table	9/16/2013	003	2nd Letter

103 TICINO ROAD
USTER COURT

PAUL & SHARON BIRO	Property maintenance	9/12/2013	006	1st Letter
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105 USTER COURT
 105 USTER COURT
VAUD COURT

FREDERICK & LISA MERCIER	Basketball Goal and Picnic Table	7/3/2013	003	1st Letter
FREDERICK & LISA MERCIER	Basketball Goal and Picnic Table	7/26/2013	003	2nd Letter

101 VAUD COURT
 105 VAUD COURT
 109 VAUD COURT
 109 VAUD COURT
 109 VAUD COURT

JAMES GRAHAM JACKSON	Property maintenance	7/26/2013	006	1st Letter
CARLO W & JULIA OLDANI	Boats, Trailers, etc.	9/17/2013	001	1st Letter
JOHN & CECELIA RUESCHLIN	Property maintenance	7/26/2013	006	1st Letter
JOHN & CECELIA RUESCHLIN	Wetlands	8/5/2013		1st Letter
JOHN & CECELIA RUESCHLIN	Wetlands	8/5/2013		2nd Letter

Total YTD Violation

8 Basket ball and Picnic
11 Boat and Trailer
6 Lot Maintenance
1 Political Signs
62 Property Maintenance
8 Signs
57 Yard Maintenance
9 Trash Can

Chart for Taberna Master Homeowners Association, Inc.

130500

Debtor(s)	Demand Letter Sent	Claim of Lien Filed	Property Description	Notes	Future Action
an, Robert	05.22.2013 - Taberna Master HOA	06.17.2013 - Taberna Master HOA	417 Neuchatel Road	06.17.2013 Eric Dorrman signed for Certified Return Receipt re Claim of Lien	Claim of Lien was filed. Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
, Thomas L.	05.22.2013	06.17.2013	302 Taberna Circle	07.15.2013 Received Certified Mail containing Claim of Lien "Return to Sender, Unclaimed"	Claim of Lien was filed. Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
ice Hargrave and Imoses	05.22.2013	06.17.2013	207 Nydegg Road	07.19.2013 Check received by Association from homeowner's daughter in the amount of \$1,043.85 as payment in full.	Cancellation of Claim of Lien was filed August 29, 2013.
ard W. and Judy K.	06.14.2013	07.10.2013	119 St. Gallon Court	07.15.2013 Judy K. Lamm signed for Certified Return Receipt for herself and Mr. Allard Lamm re Claim of Lien .	September 5, 2013 Clerk issued Notice of Rights to Have Exemptions Designated on the Lamms. Once served, the Lamms will have 20-days to claim property as "exempt" from execution efforts. Once that 20-day period expires, we will assess the need for further efforts and/or have the Sheriff's Department begin their asset search. Also, a new 15-day Demand Letter for the sub-association has been prepared for mailing on Monday 9.23.13. When the sub-association debt's demand period has expired we will file our Claim of Lien for the "post-judgment" balance of this account.

Daniel J. and ctoria L.		10.03.2012	111 Ticino Road	<p>A Claim of Lien was filed on 10/3/12 for \$447 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 9/30/11 and 8/31/12. As with the Russo and Stern files, assuming the client's fiscal year begins on January 1, the Claim of Lien was filed late in regards to the sum of \$282. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of the Gilkeys, the association can still seek to collect that sum from them personally, and the association should not release the lien unless the potential late filing issue is brought to light by the homeowners.</p>	<p>Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.</p>
, Deirdre E.		10.03.2012	128 Tuefen Road	<p>A Claim of Lien was filed on 10/3/12 for \$435 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 1/1/12 and 8/31/12. Paragraph 6.G of the restrictive covenants states that: [A]ny lien for dues unpaid shall be filed within nine (9) months after the due date of the payment of such assessment. The due date shall be the first day of the fiscal year of the Association, as to annual dues and Supplemental Dues...</p> <p>Assuming the client's fiscal year begins on January 1 each year, the Claim of Lien was filed late in regards to the \$270 sum that fell due on 1/1/12. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of Ms. Russo and the association can still seek to collect that sum from her personally. The potential late filing issue is a defense, not an outright bar to the filing of the Claim of Lien. Unless and until the homeowners raise this issue, we will leave the lien in place.</p>	<p>Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.</p>

drea Levinson		10.03.2012	500 Taberna Way	A Claim of Lien was filed on 10/3/12 for \$455 + \$20/month late fees until paid in full + attorneys' fees. The charges included were incurred between 9/30/11 and 8/31/12. As with the Russo file, assuming the client's fiscal year begins on January 1, the Claim of Lien was filed late in regards to the sum of \$290. The Claim of Lien was not filed late as it relates to the remaining \$165 + late charges + attorneys' fees. Regardless, the entire debt is still the personal obligation of Ms. Stern, the association can still seek to collect that sum from her personally, and the association should not release the lien unless the potential late filing issue is brought to light by the homeowner.	Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.
amp, Mary J.	06.18.2013		103 Uster Court	07.05.2013 Received check from Ms. Beauchamp in the amount of \$395 and sent to M. Stone	Account was paid in full prior to the expiration of the 15-day demand period. As such, under North Carolina law, owner is not responsible for association's legal fees and expenses. All actions completed and we will close our file for this matter.
e, John Eric	06.20.2013		405 Neuchatel Road	07.11.2013 Pursuant to Mr. Chrise's correspondence payments were mailed to Las Vegas address. Association confirmed payments received and all funds applied to Taberna Master HOA which created a surplus, this has been applied to Abbington Woods HOA dues.	We have followed up with Mr. Chrise re payment of account and need for proper identification of future payments to Abbington Woods and Taberna Master HOA for various properties. No response received. Please let us know if further action is required.

Alfred N. and ina Ann		07.16.2013 Claim Against the Estate of Alfred N. Drago.	310 Neuchatel Road	Katrina Ann Drago date of death was 07.25.2012, no estate filed in Craven County; Alfred Nicholas Drago date of death was 12.23.2012, Estate filed in Craven County 12E883. Heirs are Paul S. Drago, Katrina L. Smith, Alfredo N. Drago, Jr. and Jennie M. Newman. 07.06.2013 Demand period expired for Abbington Woods dues. 08.06.2013 Demand period expired for Taberna Master HOA dues.	Claim of Lien was filed 9.5.13. However, this property has been foreclosed. Trustee's Deed is expected to be filed on 9.23.13, and Association can begin collecting dues and assessments from new owner (Robert Loftin). Our office will withdraw the 9.5.13 Claim of Lien and close our file. We recommend that Association forward payment request to attorney handling foreclosure. However, please understand that they may refuse payment and there is no mechanism under NC law to force them to pay the Dragos' balance. A collections suit is possible against the Dragos' heirs based upon their liability for this account, but is likely not a cost-effective option for the Association.
ino, Joseph	06.20.2013		325 Neuchatel Road	07.06.2013 Demand period expired for Abbington Woods dues. 08.06.2013 Demand period expired for Taberna Master HOA dues.	A Claim of Lien has been filed. The Association has up to three years from the date of filing to enforce the Claim of Lien. Enforcement includes a small claims collections lawsuit and/or foreclosure of the lien.

<p>ester Gordon & ike</p>			<p>904 Taberna Circle</p>	<p>07.26.2013 Demand period expired and no payment was made.</p>	<p>No settlement offer has been agreed upon with Mr. Anderson. In last conversation with counsel, he indicated that payment would not be forthcoming. We are preparing final figures and will file a Claim of Lien for the total due on this account, plus attorneys' fees, interest, and future dues/assessments.</p>
<p>ar</p>			<p>325 Neuchatel Road</p>		<p>In process of investigating and completing due diligence. 15-day demand letter will issue shortly.</p>

AGED OWNER BALANCES: AS OF Sept. 23, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
902 TABERNA CIRCLE	ANDERSON	570.00	405.00	20.00	2905.50	3900.50	AT ATTORNEY
203 BADEN COURT	SIMMONS	20.00	20.00	20.00	1740.00	1800.00	AT ATTORNEY
310 NEUCHATEL ROAD	DRAGO	380.00	845.00	20.00	395.00	1640.00	AT ATTORNEY
111 TICINO ROAD	GILKEY	20.00	20.00	20.00	897.00	957.00	AT ATTORNEY
128 TEUFEN ROAD	RUSSO	20.00	20.00	20.00	885.00	945.00	AT ATTORNEY
119 ST. GALLEN COURT	LAMM	175.00	20.00	20.00	675.00	890.00	AT ATTORNEY
417 NEUCHATEL ROAD	DORRMAN	20.00	261.23	20.00	570.00	871.23	AT ATTORNEY
302 TABERNA CIRCLE	FLAGER	20.00	259.39	20.00	570.00	869.39	AT ATTORNEY
325 NEUCHATEL ROAD	SCHIFFINO	245.00	195.00	20.00	395.00	855.00	AT ATTORNEY
118 NYON ROAD	TEGMEIER	20.00	20.00	20.00	615.00	675.00	AT ATTORNEY
710 TABERNA CIRCLE	LASKEN	301.18	0.00	0.00	0.00	301.18	
207 NYDEGG ROAD	HARRIS	200.00	0.00	0.00	0.00	200.00	
111 BRUGG COURT	SAVAGE	145.00	0.00	0.00	0.00	145.00	
34 TABERNA WAY	WALSH	145.00	0.00	0.00	0.00	145.00	
118 TEUFEN ROAD	EBRON	136.00	0.00	0.00	0.00	136.00	
114 LUGANO ROAD	BOOKOUT	99.00	0.00	0.00	0.00	99.00	
120 FRIBURG ROAD	CLARK	81.00	0.00	0.00	0.00	81.00	
111 SURSEE COURT	WALCZAK	77.00	0.00	0.00	0.00	77.00	
205 APPENZELL LANE	WALLACE	73.00	0.00	0.00	0.00	73.00	
505 EMMEN ROAD	BRADLEY	73.00	0.00	0.00	0.00	73.00	
506 EMMEN ROAD	O'GORMAN	73.00	0.00	0.00	0.00	73.00	
120 LUGANO ROAD	KIEFER	73.00	0.00	0.00	0.00	73.00	
116 MELLEN ROAD	MARTIN	73.00	0.00	0.00	0.00	73.00	
207 TICINO COURT	SUITT	0.00	0.00	0.00	60.00	60.00	FINAL NOTICE
512 NEUCHATEL ROAD	CAPONE	0.00	0.00	59.00	0.00	59.00	
107 USTER COURT	SIMMON	43.02	0.00	0.00	0.00	43.02	
210 NEUCHATEL COURT	SAGAN	42.00	0.00	0.00	0.00	42.00	
223 TICINO COURT	FEDERAL*	0.00	0.00	0.00	38.36	38.36	1st Notice
203 WALDEN COURT	HUMPHREY	0.00	0.00	0.00	20.00	20.00	FINAL NOTICE
	TOTAL:	3124.20	2065.62	259.00	9765.86	15214.68	

AGED OWNER BALANCES: AS OF Sept. 23, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	STATUS
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REPORT SUMMARY

COD N/A	DESCRIPTION	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	DUES	0.00	0.00	0.00	5760.86	5760.86
01	Late Fees	200.00	200.00	200.00	3220.00	3820.00
03	Doc Proc. Fee	0.00	0.00	0.00	175.00	175.00
05	Attorney Fees	1490.00	1865.62	0.00	610.00	3965.62
07	Lot mowing	0.00	0.00	59.00	0.00	59.00
08	Bushhogging	1090.00	0.00	0.00	0.00	1090.00
10	Mailbox Charge	344.20	0.00	0.00	0.00	344.20
		3124.20	2065.62	259.00	9765.86	15214.68

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENC AMOUNT
01400	Accounts Receivable	#
	TOTAL	#

AGED OWNER BALANCES: AS OF Sept. 23, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
405 NEUCHATEL ROAD	CHRISE	355.00	195.00	200.00	215.00	965.00	at attorney
310 NEUCHATEL ROAD	DRAGO	20.00	20.00	200.00	525.00	765.00	at attorney
325 NEUCHATEL ROAD	SCHIFFINO	20.00	20.00	200.00	525.00	765.00	at attorney
324 NEUCHATEL ROAD	BUTLER	20.00	45.00	200.00	240.00	505.00	15 day demand
103 USTER COURT	BEAUCHAMP	20.00	20.00	200.00	0.00	240.00	late notice
110 VALAIS COURT	JOHAOC*	0.00	0.00	0.00	96.77	96.77	late notice
321 NEUCHATEL ROAD	MASON	0.00	0.00	40.00	0.00	40.00	
417 NEUCHATEL ROAD	DORRMAN	0.00	0.00	20.00	0.00	20.00	at attorney
318 NEUCHATEL ROAD	EDSALL	0.00	0.00	13.00	0.00	13.00	
400 NEUCHATEL ROAD	JOHAOC	0.00	0.00	12.50	0.00	12.50	final notice
407 NEUCHATEL ROAD	CHRISE	12.50	0.00	0.00	0.00	12.50	
	TOTAL:	447.50	300.00	1085.50	1601.77	3434.77	

AGED OWNER BALANCES: AS OF Sept. 23, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	STATUS
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REPORT SUMMARY

COD NA	DESCRIPTION	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	DUES	12.50	0.00	1085.50	1251.77	2349.77
01	Late Fees	100.00	100.00	0.00	300.00	500.00
03	Doc. Proc. Fee	0.00	25.00	0.00	50.00	75.00
05	Attorney Fees	335.00	175.00	0.00	0.00	510.00
		447.50	300.00	1085.50	1601.77	3434.77

AGED OWNER BALANCES: AS OF Sept. 23, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
107 BOLEYN LOOP	SWAIN	0.00	0.00	20.00	0.00	20.00	late notice
313 TABERNA CIRCLE	WHITE	0.00	0.00	20.00	0.00	20.00	
409 TABERNA CIRCLE	MCCARDLE	0.00	0.00	40.00-	60.00	20.00	15 day demand
	TOTAL:	0.00	0.00	0.00	60.00	60.00	

AGED OWNER BALANCES: AS OF Sept. 23, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	STATUS
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REPORT SUMMARY

COD N/A	DESCRIPTION	ACCOUNT #	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	###	0.00	0.00	0.00	60.00	60.00
	GRAND TOTA		0.00	0.00	0.00	60.00	60.00

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

DATE: 9/23/13 TIME: 4:11 PM

TABERNA MASTER DBA TABERNA LANDING

AGED OWNER BALANCES: AS OF Sept. 23, 2013

STREET ORDER SEQUENCE

Previous Owner or Renter

ADDRESS	NAME	CURRENT	OVER 30	OVER 60	OVER 90
	TOTAL:	0.00	0.00	0.00	0.00

AGED OWNER BALANCES: AS OF Sept. 23, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME						STATUS
119 ST. GALLEN COURT	LAMM	602.10	666.15	450.00	3105.00	4823.25	at attorney
	TOTAL:	602.10	666.15	450.00	3105.00	4823.25	

AGED OWNER BALANCES: AS OF Sept. 23, 2013
STREET ORDER SEQUENCE

* - Previous Owner or Renter

ADDRESS	NAME	STATUS
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REPORT SUMMARY

COD N/A	DESCRIPTION	CURREN	OVER 30	OVER 60	OVER 90	TOTAL
A1	ASSESSMENT	0.00	0.00	450.00	3085.00	3535.00
01	Late Fees	20.00	20.00	0.00	20.00	60.00
04	Interest	48.85	0.00	0.00	0.00	48.85
05	Attorney Fees	533.25	646.15	0.00	0.00	1179.40
		602.10	666.15	450.00	3105.00	4823.25

VIOLATIONS SUMMARY FOR 2009				
Types or Categories of Violations	Number of Violations by Category N = 90	Violations Expressed as a Percentage % = 100	Compliance No./ Percentage of Residents Who Complied by Category N = 83/% = 92	
Trash Cans	32	35.5%	29	91%
Trailers	12	13.3%	12	100%
Boats	11	12.2%	11	100%
Property Maintenance	10	11.1%	10	100%
Play Equipment	7	7.8%	6	86%
Propane Tanks	5	5.6%	5	100%
Signs (non-conforming)	5	5.6%	5	100%
Fences (non-conforming)	3	3.3%	1	33%
Hi-Cube Truck (one ton)	1	1.1%	1	100%
Yard/Moving Sale	1	1.1%	0	0%
Usage/non-residential	1	1.1%	1	100%
Multiple Violations (trash, trailer, utility vehicle)	1	1.1%	1	100%
Recreational Vehicle	1	1.1%	1	100%
Totals	90	100%	83	92%

Tracking Period—February 1, 2009 through December 31, 2009. No monitoring was done in January 2009.

Date: September 24, 2013

To: 2013 Board of Directors

From: 2013 Nominating Committee

The Nominating Committee (the "Committee") is pleased to propose the following slate of candidates for the position of director for the period 2014 and 2015 for the Taberna Homeowners Association ("THOA"). Each such candidate has volunteered or was sought out by the Committee for the position and each has met with members of the Committee. A short Bio of the candidates is attached and included herewith. There were two other candidates who withdrew their names from consideration.

Therefore, it is moved that the following names be approved to be placed in nomination for the position of director at the THOA annual meeting on December 10, 2013.

Joseph Kelly
Kristie Miles
Bill Gent
Jean Hansen

By: Craig Baader
Gene Sharer
Louise Vondran

Attachments (4)

***Joseph V. Kelly
607 Taberna Way
New Bern, NC 28562***

Mini Bio

General Contractor - Licenced NC & NJ

Responsible for purchasing vacant land to construct new single family homes,
Responsible for Communications with lot owners (Custom Homes)
Supervised all sub-contractors in conjunction with the construction of homes
Responsible for financing, administration and accounting
Handled all permitting, sub-division and/or variance requirements

Education

Computer Science Degree,

Associations and Club affiliations (Present & Past)

Taberna Home Owner Assn.: Board member, Chairman Buildings & Grounds
New Bern BPO Elks Lodge: Member
Craven County Law Enforcement Officers Association: Member
Taberna Men's Golf Association: Secretary
Rockaway, NJ Zoning Board: Chairman
Rockaway, NJ Rotary Club: Member
Rockaway, NJ Recreation Department: President
Rockaway, NJ Jaycees: President
Volunteer: Craven County Sheriff, New Bern Police

Here is my bio:

My name is Kristie Meehan Miles. I am married to Brian and we have a wonderful eight year old son named Joseph who will be a 3rd grader at Creekside Elementary School this year. We purchased our home on Neuchatel Road in June of 2011 after having rented a home in RiverBend for 2 1/2 years. I absolutely love New Bern and Taberna; after having lived in large cities, small towns and a tiny village, I'm finally home!

I am an ordained Presbyterian minister and have worked as a hospice chaplain until last year. I currently work at West New Bern Presbyterian Church as their part-time Parish Associate. I am also a student at Wake Forest University online, pursuing a Master of Arts degree in Professional Counseling program.

If you drop by my house, you may find me reading a book, playing tag with my son, chatting with my wonderful neighbors, or attempting to cultivate a green thumb in the backyard.

Cheers,
Kristie Miles

Louise,

Here is the short and sweet bio.

Born in New Bern moved to Chapel Hill area ,then moved back to New Bern in 1989. I have been running Bills Pet Shop since then. I have been married to Tonya Gent since 1999 and we have two children, Isabelle age 10 and Will age 3. We have been residents of Taberna since 2003.

Thanks,
Billy Gent

J
Jean Hansen bio

My husband, Don, and I bought a lot in Taberna in 2002 and moved into our house on Reinach Lane in 2006. I am originally from Minnesota where I attended St Cloud State College and the University of MN. I have also lived in Atlanta for 5 years and spent 17 years in northern VA before moving to New Bern.

I have over 30 years of secretarial/administrative experience. I have worked in accounting, spent time in the training department, facilitated many large meetings held in different locations throughout the U. S. and worked on a number of government contracts.

I am a member of St Paul's Catholic Church, volunteer at the hospital and deliver meals on wheels. I belong to the ladies golf league and enjoy some of the Taberna social activities.

I would like to take an active part in the HOA to help keep Taberna a friendly, caring community that Tabernians will be proud to call home.