



**2020 TABERNA ANNUAL HOMEOWNERS ASSOCIATION MEETING
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, December 8, 2020 at 7:00 p.m.**

Meeting conducted via “Zoom”

CALL TO ORDER

Bart Rovins called the meeting to order at 7:00 p.m.

ESTABLISH QUORUM

Jazz Woodward determined that a quorum had been established with 251 proxies received by the December 1st deadline.

APPROVAL OF 2019 ANNUAL MEETING MINUTES

With 250 homeowners approving the 2019 minutes, Jazz moved to accept the minutes. Joe Frangipane seconded. Motion was unanimously carried.

INTRODUCTION OF CURRENT AND RETIRING BOARD & COMMITTEE MEMBERS

Bart Rovins, President (retiring after 4 years of service)

Joseph Frangipane, Treasurer (retiring after 4 years of service)

- Joe reorganized the budget and accounting reports with a clear business-oriented focus
- He successfully managed the transition to CAMS and their accounting system
- Did a yeoman’s service during each budget cycle ensuring that our plans were reasonable, and the Board was good stewards of your dollars
- We owe Joe a debt of gratitude for his work following hurricanes Florence, Dorian and Irene
- He partnered with the OTW community to revamp their reserves which allowed for all homes in OTW to receive new roofs

Jazz Woodward, Secretary (retiring after 3 years of service)

- Jazz represented the Taberna Townes community for several years.
- He did a great job as our secretary which is no small undertaking since our monthly meetings are fast paced and cover a variety of topics

Rob D’Angelo current Vice President (continuing)

Jonathan Foster current Assistant Secretary (continuing)

Wayne Maruna current Assistant Treasurer (continuing)

Gordy Barnes, who is dual hatted as the current At Large Board Member and Building and Grounds Chair (Continuing)

Krista Elliott Property Manager with CAMS (continuing)

COMMITTEE CHAIRS

- Gordy Barnes -to Building and Grounds with assistance from Malcom Roberts, Walt Teasdale, Rick Nelson, Dave Stoupe, Chip Rice and Tim McLearn
- Dick Turner – Architectural Compliance Committee who is relocating to NY is retiring after 18 years. Retiring with Dick are Charlie Dannemann (16 years), Steve Harman (14 years). These three gentlemen will be replaced by Perry Caswell as Chair along with Bob Dellorfano and Gary Stanley as committee members
- Mike Miller – Adjudicatory Committee. Mike replaced Tara Hughes this Fall. Tara led the committee for 3 years. Working with Mike are Annette Walker and Mike Scoggins
- Betty Rovins – NaturPark. The NaturPark covers 52 acres and is located at the end of Emmen Road. In addition to the well-marked trails, there is a gazebo, canoes and a dock with a canoe launch. Betty is joined by Cindy & Walt Teasdale, Tom Watson, Michael Cheves and Tim McLearn in maintaining the trails throughout the park
- Pete Dillion – Neighborhood Watch
- Glen Killian & Don Hanson – Flag Committee. They ensure that our American flag as well as the TCC flag are always properly displayed
- Liz D’Alessandro – Welcome Committee. She along with Debbie Polacke, Jean Hanson, Ave’ Maria Perkins and Jo Nelson conducted over 65 welcome visits in 2020
- Joe Kelly – Mailbox and Numerals inventory
- Christmas Decorations – Suzanne & Bob Suva. They provide the wreaths on our bridges and at the entrance. Please send them a note of thanks for the beautiful decorations

Treasurer’s Report – 2020 Forecast and 2021 Budgets

Joseph Frangipane, Treasurer, reviewed Forecast 2020 Financial Results and 2021 Budgets

- 2020 Forecast Expenses vs. Budget, based upon the Actuals through October 2020 –
 - Master HOA projects a budget deficit of \$8,500 (2%) deficient attributable to under-budgeted Legal and Administrative Fees; adjustments were made in the 2021 Budget
 - Sub-communities continue to be on track to meet budgets
- Assessment Income, \$400,000; Landscape Contracts & Maintenance, \$235,000
- 2020 finds the HOA financially sound based on the yearly independent audit through December 2019
- Operating, Replacement Reserve, and Emergency Funds Assets are determined to be adequate
- 2021 Budgets were approved by the HOA Board in October 2020
- Master HOA Common Assessment - \$310 per home and \$335 per home for lakefront and commercial properties
- 2020 Sub-community Supplemental Assessments -
 - Abbington Woods – \$762 - no change in Assessment
 - Boleyn Creek – \$970 - \$20 increase attributable to landscape costs
 - One Taberna Way – \$4,600 - \$100 increase landscape costs & replacements
 - Taberna Landing – \$1,160 - no change in Assessment

- Taberna Townes – \$2,275 - no change in Assessment
- Emergency Fund expenditures were minimal in 2020, \$2,500 –
 - 2020 year-end Asset Projection - \$67,500
 - Budgeted funds to replenish the Fund to approximately \$75,000 in 2021
- Replacement Reserves continue to be reviewed against the HOA Assets.
 - Replacement is based upon “as-needed” basis rather than projected end-of-life
 - 2021 and 2022 contributions are adequate
- Delinquencies, greater than 60 days, maintained at a manageable level, approximately two percent; with 60% of the total delinquency attributable to three properties
- Community Association Management Services, CAMS –
 - Homeowners Portal - register to pay Common & Supplemental Assessment
 - Homeowner records maintained - Name/ Address/ emails/ Phone Numbers
- Taberna HOA Website & Directory –
 - The HOA website is being maintained with information beneficial to the Community to include the Covenants, By-Laws, Architectural/ Covenant Compliance information
 - Residents need to register to gain access to the Financials, Resident Directory, Minutes
 - If anyone wishes to be included in the Directory, they should send an email to Tom Watson to be included in the Taberna Directory

PRESIDENT’S 2020 YEAR IN REVIEW

Roads

US 70 and the Taberna Entrance – The brick and iron work on the south side was condemned by the state and we received compensation in the amount of \$14,600. The Board believes, based on quotations, that this sum is inadequate and have retained an attorney to represent us in litigation with NCDOT. We have not yet received information for our property on the north side from the adjuster.

Taberna Roads – For 2020, the City’s entire budget for road repairs is \$400,000. Yesterday, I received a commitment from Matt Montayne, the Public Workers Director that any “repairs” will be taken care of, but no large road projects are forecasted. He also committed, after January 1st, to having his staff evaluate the bridges, first to see if any repairs need to be done and then to have them painted.

Covenant Enforcement

In preparing for this meeting, I had questions from 3 owners about covenant and rule enforcement. In researching my answers to them, it became clear that covenant and rules enforcement was not as effective in 2020 as in prior years. This can be attributed to having 4 different property managers from CAMS in 2020. The Board is satisfied that Krista Elliot, our current property manager, is focused on enforcement with property maintenance and landscaping a priority item during her monthly audits.

In 2020: The Adjudicatory Panel conducted six (6) hearings seeking compliance with the covenants or rules.

CAMS Enforcement Notices: Through November, 385 courtesy notices or warning were issued; with exterior maintenance making up 45%, mailboxes 19%, & landscaping making up 10%. The 25% of the notices dealt with improper exterior modifications, lot maintenance, and parking of boats, trailers and RVs. Compared to 2019, these trends are almost identical with exterior maintenance, mailboxes, & landscaping making up 66% of the violations.

Fiscal Responsibility

For the past 3 years we have kept our delinquency rate in the one-to-two percent (1-2%) range. In 2018 we had a two-percent (2%) delinquency rate; for 2019, it was 1% with six homeowners representing 50% of delinquencies and in 2020 we have a two percent (2%) delinquency rate with 60% attributed to three properties with most of the debt being in fines and penalties. All delinquencies are pursued in strict compliance with the established Collections Policy, to include filing for foreclosure where necessary.

We had a clean CPA Audit for 2019.

Taberna Townes - this is the development in front of the Battlefield that is held in bankruptcy by United Bank, previously CresCom, previously First South. The issue preventing the sale by the bank to a developer is that Battlefield Trail, the ONLY road in and shared with the New Bern Historical Society, was built within the railroad's right of way; and therefore, the bank cannot convey clear title and cannot sell to a developer. The roads in Taberna Townes are private with the "Developer" being responsible to maintain them until Taberna Townes is built out and then the roads are to be transferred to the HOA subject to certain warranties and conditions.

As Joe stated in his report, we are over budget due to legal costs associated with Taberna Townes and here is why,

Following our meeting in August of 2019, the bank has maintained the position that the Taberna HOA should take ownership of Battlefield Trail (BFT) immediately. We believe this position is NOT supported by the Taberna Townes' Covenants. This COA means that the Taberna Townes community would have to pay a \$1,000 annual license fee to the railroad for the use of BFT and the HOA would be responsible to maintain BFT and pay any future costs to relocate BFT should the railroad wish to expand. The cost alone to relocate BFT is somewhere between \$500,000 and a \$1,000,000.

We have tried to work with the City to get them to take ownership of BFT, but the City is prohibited from doing so because BFT is within the railroad's right of way.

The bank has threatened to take the HOA to court to obtain a court order of specific performance requiring the HOA to take ownership of BFT. Any litigation will be complicated and expensive as the HOA, City of New Bern, the railroad, and the Historical Society are all necessary parties. While no litigation has been initiated, we have been negotiating with the bank and the New Bern Historical society to try to find a solution. The negotiations have been unsuccessful as the bank and the railroad have refused to modify their positions, and your HOA Board was not willing to assume the

risks, on behalf of the TT community, associated with relocating or maintaining BFT. The roads in Taberna Townes all the roads are private, all the expenses associated with road maintenance must be paid by the Taberna Townes property owners of which there currently three individual homeowners and the bank.

Building and Grounds

One Taberna Way - replaced roofs on six homes in 2019; four in 2020; and one each to be completed 2021, 2024 and 2025.

As a point of reference, the HOA owns and is responsible to maintain over 130 acres spread-out over 47 separate pieces of property.

The B&G Committee surveyed the Taberna HOA owned wetlands to determine areas in need of "cleaning" - vine & growth removal, dead trees, and prioritized this multi-year work. Our wetlands have been ignored for 25 years. This was clear as a result of the tree work, we had to do following the hurricanes and the 2020 survey. As a result, we agreed to start this work in 2020 and initiated an annual plan for initial cleaning and future maintenance.

Following Gordy's negotiations with our landscapers, the Board agreed to extend the current landscape contracts an additional year through 2022 at 2021 pricing.

Supervised major repairs to the TDP walkway bridge and minor repairs to the Nature Park walkway after hurricanes.

Received potential bids to determine the current value of our fence work at the front entrance in support of litigation with NCDOT concerning compensation for condemned property.

Started construction of the TDP pavilion (little did we know we had 2 master carpenters (Dave Stoupe and Tim McLear) living in Taberna who took the lead).

KEY ISSUES FOR 2021

While it will be up to the new Board of Directors to make appropriate decisions, I see the following key issues for 2021:

- Fiscal Responsibility – continue to ensure the HOA receives all the fees that are due.
- Covenant Enforcement – with the assistance of CAMS, continue the efforts to ensure our Covenants, rules and stormwater permits are enforced in an even-handed and equitable manner.
- Taberna Townes – while we don't control the process to resolve the use of Battlefield Trail, the Board should do its best to ensure this situation is resolved in such a way that the current and future TT residents are not unreasonably impacted.
- US 70 – ensure we receive appropriate compensation for any assets that are condemned by the State.

ANNOUNCEMENT OF ELECTION RESULTS FOR 2020-2021

Joining Rob D’Angelo, Jonathan Foster, Gordy Barnes and Wayne Maruna will be Bruce Clark, Rick Kiefer, and Carmen Miller as new Directors. Thanks to Brian Taylor for stepping up to make our community better. In the next few days, Rob will meet with the new Board to elect officers.

ADJOURNMENT

There being no further business, Wayne Maruna motioned we adjourn, and Rob D’Angelo seconded; motion was unanimously carried. Meeting was adjourned at 7:35 p.m.

THE NEXT ANNUAL MEETING IS TUESDAY, DECEMBER 7, 2021 AT 7 p.m.

Next meeting of the Board of Directors is scheduled for Tuesday, January 26, 2021 at 3:00 p.m.

Approved by the Board of Directors:

Submitted by: Jazz Woodward
Jazz Woodward, Secretary
Date: December 26, 2020

Approved by: Bart Rovins
Bart Rovins, President
Date: December 26, 2020