

December Minutes – 2011

Minutes of Board of Directors Meeting Taberna Homeowners Association December 7, 2011

Board Members Attending:

John Serumgard	President
Chip Rice	Secretary
James Dugan	Treasurer
Chris McCausland	Member at Large
Al Lefebvre	Member at Large
Rick Layton	Member at Large

Absent:

Russell Packard	Vice President
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Guests Attending:

John Carrigan
Bill Bradbury
Nick D'Alessandro
Paul Tracewell
Joe Kelly
Katie Patnode

The meeting was called to order by John Serumgard at 3:00, there being a quorum present.

President's Remarks

John Serumgard updated the board on the outstanding landscaping work along Taberna way due to hurricane damage. It was completed for approximately \$2,000, less than half the original estimate. The funding was split between the emergency fund and the beautification fund. He also mentioned that the Park dumpster issue has been resolved by putting a lock on it.

John introduced Katie Patnode, CAS, as the new Property Manager for Taberna. She will be attending the meeting tonight along with John Stone, CAS.

Minutes Review/Approval

Chip Rice submitted the minutes from the November meeting of the Board for approval; they were approved as read and will be added to the Website.

Treasurer's Report

Jim Dugan provided his report which is attached.

Covenant Violations

Rick Layton reported several sign violations continue to "pop-up" each month – mostly roofing companies this month. Two complaints concerning vehicles in the yard have been addressed and resolved. The Nydeg property continues to be an eyesore and needs to be formally addressed, having a hearing and possibly fining them. An official letter will be sent requiring compliance within 10 days.

Old Business

- Annual Meeting – The meeting is tonight and the current proxy count is 165. We need 196 to have a quorum. Chip and Chris will manage sign-ins at the door and provide John with a count at meeting start time. John reviewed the final meeting agenda.
- Management Company – The contract has been signed and all owner information has been converted to their system. All accounting information has been provided and will be ready for initiating everything on January 1. The remaining steps for transition are:
 - Developing contractor checklists
 - Developing an emergency response plan
 - Website integration
 - Phone number establishment
- Taberna Landing Issues – Russ brought two issues to the attention of the board. Discussion was postponed to another meeting.
 - Community or Association responsibility for common area maintenance (excluding road)
 - Dedication of road to City of New Bern

New Business

- One Taberna Way (OTW) Landscape Maintenance Issue – John Carrigan raised an issue that 3 residents have hired outside landscapers to do additional work on their properties. He asked the board for assistance in addressing the issue. John stated the board will write a letter explaining the regulation and state that they should not be contracting any outside work without Board approval.
- One Taberna Way (OTW) Painting Issue – Bill Bradbury presented an issue related to painting the outside stoops and railings. These have been being done by individual unit owners as needed, but should be funded and done by the Association. The board agreed that all painting should be done by the Association. The issue is how to fund the painting. The board will review the current reserve status and make a recommendation.

Good of the Association

Let's have a good meeting tonight.

Meeting Schedule

The next meeting is scheduled for Wednesday, January 4, 2012 at 3:00.

The meeting was adjourned at 5:25.

Approved by the Board of Directors:

By: _____
John Serumgard, President

_____ Date