

## President's Letter – January 2018

By: Bart Rovins – President Taberna Master Homeowners Association

It is the New Year; our Annual Meeting is behind us and a new HOA Board has assumed office. For the first time in many years, we had a “contested” election for HOA Board membership. Thank you to Mark Ekert and Jim Krise for stepping forward to be candidates, and congratulations to those elected. Here is your 2018 Board; our contact information appears on the Taberna HOA website, <http://TabernaHOA.org>

Bart Rovins	President
Dick Stern	Vice President
Joseph Frangipane	Treasurer
Karen Mattingly	Secretary
Jazz Woodward	Assistant Treasurer
Jennifer Toler	Assistant Secretary
Gordy Barnes	Member at Large & Building & Grounds Chairman

Joe Frangipane and I are in the second year of our terms and Dick Stern was re-elected for a 2-year term. I want to thank Katie Shorter, John Scirica, Mayann Faulkner, and Bill Durante for the enumerable hours they spent working to enhance our Taberna community.

### **Board Philosophy –**

The Board's Operating documents (By-Laws and Covenants) are available to you on the HOA website, and I encourage you to review them. By doing so, it will greatly facilitate our dialogues.

Our mission, as a Board, is to act as representatives of Taberna property owners in the daily overall management of the community. We are committed to being as transparent and inclusive as possible. Your Board members are expected to act professionally with courtesy and respect, and in a manner with our Code of Ethics and Conflicts of Interest Policy.

### **Highlights from 2017 –**

- Our year started with the Taberna Country Club's future in jeopardy and a need to quickly clarify the relationship between the HOA and the Club. We all know how that worked out, and hopefully the Club is well on its way to success.
- Knowing that we would be re-bidding all the landscaping contracts in 2017, we put in place a Code of Ethics and Conflicts of Interest Policy for all HOA Board members.
- The next challenge was the integration of Taberna Townes into the HOA. A key challenge was the need to establish appropriate supplemental dues for the four townhome owners. This was of concern since the Taberna Townes sub-association is responsible to fund maintenance of certain external structural features of the townhomes. With the building being 10-years old and no reserves in place, we hired an engineering firm to conduct a reserve study and used this information to establish a reserve schedule and the supplemental dues structure. The owners of the lots and the townhomes are now paying dues and funding their reserves.

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### **Highlights from 2017** – continued

- We supported improvements made by the City, County, and State. Sidewalks along Taberna Way/Circle and along Neuchatel have been repaired. Thanks to the efforts of the 2016 Board, we have a new traffic pattern and warning lights installed at our entrance (maybe not ideal, but an improvement). There was also the repaving and stripping of Taberna Way (I won't comment on the clean up and painting, but it did get done). We also engaged with our Alderman to support of improvements to Old Airport Rd. We are also on record with the City regarding our concerns with the development occurring at the end of Old Airport Rd and its impact on traffic within Taberna. Not sure what will happen, but we are partnering with Alderman Aster and the other HOA's in the Old Airport Rd corridor to drive the necessary road improvements to accommodate hundreds of new homes.
- We spent significant time working with the One Taberna Way Community to achieve a mutual understanding of the HOA's and individual owners' maintenance responsibilities. We also reviewed and validated the reserves for this sub-association, and partnered with a new OTW Budget Committee for their 2018 budget.
- In conjunction with the awarding of the landscape contracts for 2017-2018, we undertook an extensive review of the contracts, rewrote the request for proposals where necessary, reviewed the current contractors' performance and reviewed bids from current and new contractors.
- We have started to bring the HOA Board's processes into the digital age with cloud storage and sharing of Board documents. You will also find that the Taberna website is in the process of being updated.

### **What's Ahead** –

- If First South Bank finds a new developer for Taberna Townes, my guess is that the new developer will want to re-negotiate those covenants. Big "if" and "may."
- The Buildings & Grounds Committee, under Gordy Barnes' leadership, will validate the Taberna Master reserve assumptions by physically auditing all of the assets within Taberna. based on this review, we will then review the current reserve assumptions and adjust as necessary.
- Real-time community-wide communications are a challenge with only approximately 60% of the homes using TabMail. To improve our ability to get the word out quickly, we will explore the feasibility of a community-wide e-mail roster.
- Community spirit was a topic of discussion in 2017. Our new Board will explore ways to enhance our sense of community. A step in that direction could be a community-wide celebration of Taberna's 20<sup>th</sup> Anniversary (actually the 21<sup>st</sup>, but we missed the 20<sup>th</sup> and besides do we need a reason for a good party?).
- The Board will do its best to keep you updated on any changes and opportunities arising out of the US 70/I-42 project, improvements to Old Airport Rd, improvements to the Ticino Rd area to mitigate road flooding, and any other significant infrastructure work that may occur.
- Many of our mailboxes and posts, which are approaching 20 years of age, need repairs or replacement. Please look at yours and do what is necessary. CAS will be auditing mailboxes this year and will communicate with the owner. Joe Kelly, (252) 636-6535, can provide you with replacement parts and numbers. If you need help with the repairs or painting, you can contact Jim Young, (252) 637-3819.
- Lastly, we will continue to partner CAS to apply our covenants in an even-handed manner to maintain our community standards.

Thank you for your trust and confidence.