

President's Letter

By: **Bart Rovins, President Taberna Master Homeowners Association**

As I am writing this, spring is in full bloom. I truly enjoy this time of year with the trees, lawns and gardens coming back to life. The entire community seems to be reenergized with a sense of energy and enthusiasm.

I am especially pleased to see some of our tax dollars returned to the community in the form of sidewalk repairs, the paving of Taberna Way and the new traffic warning lights on US 70. Thank you to last year's HOA Board for initiating the critical safety improvement on US 70.

Our plan to incorporate Taberna Townes into the greater Taberna Community continues. Out of an abundance of caution since the existing homes are ten years old, we retained the service of a professional engineering firm to conduct the reserve study for this community. I expect that the studies for the existing townhomes and paved roads will be completed in June. Following receipt of those reports, the HOA Board will begin the process of determining the appropriate supplemental dues for the Taberna Townes sub-association. First South Bank, the current owner of the Taberna Townes development, is working to find a developer to complete the project.

Ken Costanzo, the General Manager of the Taberna Country Club is on board and working diligently with Lynx REO to layout the road ahead for the Taberna Country Club. With Katie Shorter joining the Taberna Country Club management team there is a visible refocusing on customer service and member relations. Please give serious consideration to supporting the Taberna Country Club in its re-launch efforts as the consequences of the Club closing could present all of us with significant challenges.

With many of our landscaping contracts up for renewal later this year, the Board felt that it would be beneficial to ensure that we operate in a businesslike manner and establish clear and unambiguous standards regarding relationships with our vendors and service providers. At our April meeting, the Board reviewed and adopted a Code of Ethics and Conflicts of Interest Policy. This policy applies to all members of the Board of Directors, and to all members of Committees appointed by the Board, whether they are an officer, director at large, or committee member. With this policy we have established expected behaviors for Board and Committee members. Additionally, it protects the HOA's interests when it is entering into a transaction or arrangement that might benefit the private interests of a Board or Committee member or might result in a possible benefit to a Board or Committee member.

Under this policy, a conflict of interest will exist when an individual has a significant relationship with an entity that has or is negotiating a transaction with the THOA. Additionally, a conflict of interest will also exist when a Board or Committee member's property will disproportionately benefit from a Board decision relative to other members of the Association.

The Policy establishes that in the event of a potential conflict of interest a Board or Committee member must disclose the conflict and shall abstain from voting on any matter that involves their interest and shall give the other members of the Board or committee an opportunity to discuss the matter without the presence of the interested party.

I need to renew last month's request for suggestions for community-wide activities that will enhance our sense of community and that will make Taberna an even more attractive place to live. If you have ideas about community events we should have or specific actions that are needed, you can call me at call me at (252) 634-9757 or e-mail them to me at bart.rovins@gmail.com.

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I have received a number of unsolicited comments from residents complimenting the work of the HOA. We certainly have been faced with a number of challenges this year. Your HOA Board is committed to being fiscally responsible and to do the best work we can in a transparent and communicative manner. Your support is sincerely appreciated. Thank you.