

**Taberna Homeowners Association**  
**President's Letter – November 2018**  
**By: Bart Rovins, President**

Your HOA is having a very busy Fourth Quarter preparing the 2019 budget for the Taberna Master and all the sub-associations, preparing for the 2018 Annual Meeting and election of 2019 Board Members, interviewing two (2) potential new community management firms, doing the work to transition from CAS to the new management company, and finalizing the Hurricane Florence cleanup and insurance claims. Just another day at the office.

**Hurricane Florence Update**

Approximately \$40,000 later our response to Hurricane Florence is mostly complete. We are appreciative for the foresight of prior HOA Boards in creating and funding an Emergency Fund that facilitated our timely response to this recent emergency.

There are still large piles of debris around the perimeter of Todd Denson Park. The Park is basically “landlocked,” so we cannot get heavy equipment over the bridge to remove the debris. We will explore alternative methods of removing the debris, but candidly we are concerned about the cost.

If you are wondering why the NaturPark is still closed even though the trails were cleared, it closed out of an abundance of concern for everyone's safety. The attached picture shows the current condition of the canoe dock. Can't see the canoe dock, you say? That's because it is underneath five trees that fell on it during the storm including three huge loblolly pines. Unfortunately, the only way to remove them is with a barge with a crane from Brice's Creek. We have contracted for this work to be done in the next few weeks.

Once that is done, we will be able to determine what is needed to be done to the dock to make it usable again. Please be patient.

Claims for damage to several community assets have been filed with our insurance company. As of this writing, we do not have a response. Also, in the next few months we will create a Community Emergency Preparedness Plan. This plan will provide an outline of actionable key steps to be taken prior to, during and following a storm,

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**2019 HOA Elections**

It is gratifying to see that owners will choices to make in this year's HOA elections. As I write this letter, the following six (6) individuals have indicated their desire to run for the three (3) open HOA Board positions. A more comprehensive summary of their qualifications and experiences and why they are running for the Board will be included with your Annual meeting packet.

- Thomas Brubaker – 106 Valais Court; has a number of years of public service experience to include 20 years of military service and 17 years in 911 emergency centers as both a call taker and dispatcher.
- Elizabeth Cella – 202 Ticino Court; has lived in Taberna since April of 2018. She moved here with her family from a 30-acre horse farm where she ran a show horse business, dealing with customers on a day to day basis. She considers her qualifications to be her people skills and 14 years of business ownership and management.

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- Joseph Frangipane – 120 Nyon Road; has been the HOA's Treasurer since 2017 and is seeking another term. Joe has over 40 years of Project Engineering and Project & Program Management experience to include proposal preparation, negotiation, implementation and control of multimillion-dollar efforts in private industries and defense.
- Bart Rovins – 119 Lugano Road; has been the HOA's President since 2017 and is seeking another term. I have worked in operational leadership roles and as senior Human Resources leader with Honda of America and Moen Incorporated. I am a Retired US Army Colonel with experience in command and Department of the Army senior staff positions.
- Eric Melchior – 911 Taberna Circle; retired Executive Vice President/Chief Financial Officer of a hospital system in Maryland.
- Jazz Woodward – 107 Colonel Burgwyn Drive (Taberna Townes); has been an HOA Board member and the Assistant Treasurer for 2018 and is seeking another term. Jazz is a retired Assistant Vice President, Marketing Operations for JPLIC.

**Community Property Management Update**

On October 14<sup>th</sup> CAS, our current Community Management company, gave us its 30-days' termination notice of the management agreement that had been in place since 2012. CAS's decision was triggered by the resignation of our current manager and CAS's subsequent decision to close its coastal portfolio management operation.

Frankly, we had anticipated this situation since we were on our fifth manager in less than two years and over the summer had procured preliminary bids from two Community Management companies. The Board has been reviewing these proposals and will conduct its interviews of October 19<sup>th</sup> and hopefully make a selection at our regular meeting on October 23<sup>rd</sup>.

CAS has committed to fully cooperating with the transition to the new management company. During the transition, any dues payments received by CAS will be properly credited. Once a selection is made we will work with our vendors and contractors to ensure they are paid as timely as possible.

**Annual Meeting**

The 21<sup>st</sup> Annual Meeting of the Taberna HOA will take place at 7:00 pm, December 11, 2018 at Creekside Elementary School. Early in November all home and lot owners will receive their Annual Meeting Packet that will include a ballot for the election of Board members, proxy statement, 2018 Financial Statements and the proposed 2019 Budget. Because of the on-going expenses and insurance reimbursements associated with Hurricane Florence it may be necessary to restate the budget you receive with the Annual Meeting Packet. If we need to do so, you will receive a copy and explanation at the Annual Meeting.

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CAS will mail the Annual Meeting packets; however, ballots and proxies will not be returned to CAS. When returning ballots and proxies, owners will need to follow the instructions in the packet. Your ballot and proxy must be mailed in accordance with the instructions in the packet no later than November 27<sup>th</sup> and must be received November 30<sup>th</sup> to be counted.

We really do live in a premier community. Thanks to everyone who gave so generously of their time, efforts and money to help those who needed help. And thank you to the individuals who volunteered to run for the HOA Board.