

Taberna Homeowners Association, President's Letter – December 2018
by: Bart Rovins, President

The last 60 days have been a whirlwind of activity by your HOA Board – continuing the cleanup from Hurricane Florence, selecting a new community manager, finalizing budgets for 2019 and preparing for the Annual Meeting.

Hurricane Florence Update

Our canoe dock and launch were destroyed by the storm and the NaturPark remains closed due to several dangerous partially downed trees.

We have entered into a contract with Bobby Cahoon Construction to remove the trees from the dock and to replace the dock with 8" pilings and 2" x 6" decking. The design is considerably more robust than the current design. Unfortunately, as of this writing, we don't know when the work will be done. As soon as the dock is rebuilt, we will re-install the canoe launch. We are hoping to have all this done by spring.

We are still working through the insurance maze to resolve our claims to the dock, launch and Todd Denson Park. The expenses associated with the removal of downed trees is not an insured expense nor is any damage due to flooding. These non-covered expenses have been charged to the Emergency Fund.

Covenant Enforcement

In the interest of minimizing the pain associated with recovery from Hurricane Florence and storm related issues, the HOA Board suspend the application of certain specific Covenant restrictions as they pertain to short-term property rentals (i.e., less than one month), recreational vehicles and campers, utility trailers, dumpsters, and storage containers in driveways and/or on the streets. This suspension will end on December 15th and you can expect CAMS to take notice during their audits of the community. Please note that the Covenant restrictions pertaining to boats in driveways and streets has been, and still is in effect. Anyone with a unique circumstance is welcome to contact me directly.

2019 Taberna Master Budget

As a result of the \$46,500 expense associated with the recovery from Hurricane Florence, we needed to increase the 2019 annual Taberna Master Association dues by \$10. This dues increase will generate approximately \$8,000 of annual income that will be used to replenish the Emergency Fund. Combined with the on-going and budgeted \$8,000 contribution, it will take approximately three (3) years to rebuild the Emergency Fund to the targeted \$75,000 level. Any insurance proceeds from Florence damages will be used to replenish the Emergency Fund.

New Community Association Manager

The Board is eagerly looking forward to CAMS assuming its role in support of Taberna. Our agreement with CAMS is effective on December 1st. CAMS brings a new management concept to Taberna. You will notice an increased reliance on the use of on-line tools and communications. Owners and residents will interface with CAMS through its Owner's Portal and its Community Support Team. The Support Team will be able to assist owners and residents with questions related to billing, collections, maintenance, rules and covenant enforcement and recent communications through the web portal. The HOA Board will interact directly with Cathy Wade, our Community Manager. Cathy works out of the CAMS office in Morehead City. She will be present at our Annual Meeting on December 11th to introduce herself and CAMS.

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To maximize CAMS's services, you should immediately follow the instructions contained in CAMS's Introduction Letter and register to use the Homeowners Portal. Included in the Introduction Letter are Step-by-Step Instructions allowing you to set-up your unique account within their system. Through the Homeowners Portal, you will be able register your account, set your billing preference, and pay your assessments. Doing so, will also allow you to review your account for previous payments, outstanding balances, and possible fines or violations. This information is essential to your community; it will allow you to be contacted concerning community news, emergency matters, and billing concerns. You can elect to hide or display your contact information for the online community directory.

The HOA cannot stress strongly enough, the importance of providing CAMS with your e-mail address. As we learned during Hurricane Florence, the HOA, other than Tabmail, does not have an expeditious way to communicate urgent messages to owners/residents. Frankly, registering with CAMS through its Homeowners Portal could be a life-safety issue. Please register at your earliest opportunity.

The CAMS Homeowners Portal is different than the HOA's website (www.tabernahoa.org). While there is a link to the Homeowners Portal on the HOA site, the two sites are different. The key difference is that you will need to use the Homeowners Portal to interact with CAMS. Of course, you can still call the CAMS Support Team (877-672-2267). After registering with CAMS, you are encouraged to "poke" around on the site to fully understand its capabilities. Don't be afraid, you won't break it.

2018 HOA Annual Meeting

I am looking forward to seeing you at the 21st Annual Meeting of the Taberna HOA at 7:00 pm, December 11, 2018 at Creekside Elementary School.

In addition to routine matters the Agenda includes: Treasurer's Report for 2018 and 2019; Introduction of Cathy Wade and CAMS, our new community manager; my summary of 2018 and a look ahead to 2019; and, the announcement of election results for HOA Board Members.

By now you have received your Annual Meeting Packet, and have returned your ballot and proxies to CAMS...you did, didn't you? If you haven't, it may not be too late. Ballots and proxies need to be received by CAMS no later than November 30th. These documents are necessary to establish a quorum. We need 201ballots and proxies, or persons in attendance to meet this requirement.

See you at the Annual Meeting.