

Taberna Master Homeowners Association

President's Letter – January 2019

By Bart Rovins – President

It is the new year; our Annual Meeting is behind us and a new HOA Board has assumed office. Just like in 2018, we had a “contested” election for HOA Board membership. Thank you to Thomas Brubaker, Elizabeth Cella and Eric Melchior being candidates. The community re-elected Joseph Frangipane, Jazz Woodward and yours truly to two-year terms. Here is your 2019 Board (our contact information appears elsewhere in this edition):

Bart Rovins	President
Dick Stern	Vice President
Joe Frangipane	Treasurer
Jazz Woodward	Secretary
Karen Mattingly	Assistant Secretary
Mark Eckert	Assistant Treasurer
Gordy Barnes	Member at Large/ Buildings & Grounds Chair

Highlights from 2018 –

- Our delinquency rate for non-payment of dues is less than 2.5% with 27 accounts in arrears. 70% of the arrearage is attributable to six properties. In 2018 we had three foreclosures for non-payment. Two of these paid, the third is pending litigation.
- There were three Adjudicatory Panel hearing for non-compliance with the Protective Covenants. All were for boats or trailers in driveways overnight. One came into compliance and the others were fined for non-compliance.
- We conducted an audit of all the HOA's tangible assets. This allowed to validate, or adjust, the assumptions for the Asset Reserve Accounts. These accounts are properly funded.
- As we saw during Hurricane Florence real-time community-wide communications is a challenge with only 60% of homes on Tabmail. We are hopeful that CAMS' efforts to get email addresses for all owners and the use of the CAMS portal will be contribute to more efficient community communications.
- In August, Taberna under the leadership of Bob Donnelly and his committee of draftees, put on the best National Night Out in Taberna's history. It was well attended and the children big and small all enjoyed the hot dogs, ice cream and police and fire vehicles. Thanks to the Taberna Country Club for donating the ice cream sandwiches and hot dogs.
- Taberna Townes, the development near our entrance, is held in bankruptcy by CresCom Bank. Battlefield Trail, the only road into Taberna Townes was built by the original developer on the NC Railroad's right of way. This has resulted in an absence of a clean title and has prevented CresCom Bank from selling the development to a developer. A year ago, the HOA received a proposal under which the bank would give up several lots to allow for the right of way with the HOA agreeing to pay for the re-location of Battlefield Trail and the utilities under that road should that be necessary. We said “no”

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to that offer and made counter proposals that included an alternative entrance. In June, the City, bank and RR came back to us and said that there was no need to relocate Battlefield Trail, or for an alternative entrance, that the RR was willing to grant a permanent easement for the utilities and that a 50-foot green space would be created, and deeded to the HOA, along Battlefield Trail. We are still waiting for written confirmation of this proposal and appropriate documents.

- In the area of HOA Operations, we created a Master Planning Calendar capturing all the key Board events and activities. This will be of value to new Boards and eliminate the discovery learning that has occurred in the past. We also created a Document Retention Plan that clearly delineates the record retention responsibilities for the HOA and our property manager. In conjunction with this activity we cleaned out and destroyed 20 years of obsolete Board records.
- We were struggling with CAS, our former property management company. We had five different property managers since January 2017. Over the summer we solicited proposals from several community management companies. We quickly learned that there were only two with a presence in eastern NC that could manage a community of our size and provide the necessary services. One was in Wilmington and the other in Morehead City. On October 4th, CAS gave us 30-day notice of their intent to terminate our contract. We created a sub-committee of the Board, and within two weeks, because we already had proposals, we were able to screen the two proposals, check references, prepare for and conduct the interviews. The Board on October 23rd selected CAMS. In a period of three weeks, immediately following Florence, we were able to get this done. This speaks very highly of the talent and dedication of the Board members involved in this process.
- Despite damages to their own homes, Board members Gordy Barnes and Mark Eckert led the Hurricane Florence cleanup effort. Immediately following the storm, they were able to hire the Albemarle Tree Company, supervise the three days the company worked in the community, took dozens of calls from owners and me, all with the utmost of grace and professionalism. Following the initial emergency clean up, they are continuing with removal of stumps, and the follow-on work in the NaturPark and Todd Denson Park. We truly owe them a debt of gratitude. We are projected to incur over \$50,000 in hurricane related expenses - \$19,000 for community and HOA property tree removal, \$22,000 to remove trees and build a new dock and replace the brand-new canoe launch that was installed in June, \$875 for a new pump in Todd Denson Park and another +\$6,000 in other clean up and repairs.

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A look ahead to 2019

- Following Florence, it became clear that we would benefit from a community emergency resource manual that covers pre and post hurricane action steps for owners and includes a list of potential service providers. Dick Stern is leading this effort with a March 1st targeted completion date.
- Roads are shaping up to have a major influence on our lives – US 70, Old Airport Rd and several Taberna Roads could all be under construction in 2019.
- Taberna Townes – if the bank can sell Taberna Townes to a developer, we will need to be prepared to address the nature of the development, underfunding of replacement reserves, road maintenance, stormwater issues and covenant revisions.
- Landscape contracts for 2020-2021 will be up for bids. Landscaping at \$222,000 is the single largest expense for the HOA.
- In the arena of Covenant enforcement, now that CAMS is on board and most of the Hurricane Florence cleanup is done, we will resume an even-handed enforcement of our Protective Covenants.
- We will continue efforts to be fiscally responsible. On behalf of all the owners, we will collect the money that is owed the HOA.
- The HOA has an insurance bundle with an annual cost of \$5,700. The coverage types and quality of the carriers has not been reviewed in some time. We will audit our coverages to ensure they are correct and then go out for bid on the updated coverages.
- As we continue to progress with our relationship with CAMS, the Board will do its best to minimize any confusion and inconvenience with the transition by using common sense and by doing the right thing for the community and owners.

On behalf of the entire HOA Board, thank you for your trust and confidence.