

Taberna Master Homeowners Association
President’s Letter – July 2019
by: Bart Rovins - President

I’ve been out of town for most of May and early June, and I’m still trying to catch up, so this letter will be somewhat abbreviated.

HOA Budget & HOA Board Positions

We will soon be entering the budget planning process for 2020 to include the bidding for all of the landscape work that will be done in Taberna during the period of 2020-2021.

Please let me know if you have suggestions for improvements or assets you feel would be beneficial for the Association.

We will have openings on the HOA Board for next year. Here is an opportunity to have an impact on your community. The Nomination Committee has identified two candidates, but we are looking for more. Please reach out to me if you are interested or “just thinking about it.”

Finances

At the end of January, we had a delinquency rate of 12.4% which equates to approximately \$33,000. As of the end of May, we are down to 4.2%.

Properties with aging accounts	Amount owed	Liens filed (included in aging)	Value of liens (included in aging)	Total Aging
35	\$13,077	8	\$5,337	\$13,077 (4.2%)

Five owners have not paid fines levied by the Adjudicatory Panel in the amount of \$3,585. We continue to pursue all delinquencies in a manner consistent with the NC Statutes and our Covenants, to include filing foreclosure actions where appropriate.

If an owner is in debt to the HOA, they should contact CAMS to discuss the options to bring their account current.

Emergency Fund

As of May 31st, the Emergency Fund balance stands at \$62,102. With the monthly contributions, not including some additional ongoing cleanup, repair of the canoe launch and dog park fence, less insurance reimbursement, the 2019 year-end balance is forecasted at \$70,000. We are in good shape as we enter the 2019 hurricane season.

Sub-Communities Update

Our community is organized with five (5) sub-communities, with their own Covenants and budgets, under the Taberna Master Association – Abington Woods, Boleyn Creek, Taberna Landings, Taberna Townes and One Taberna Way. In addition to paying dues to the Taberna Master Association, all of the sub-communities pay supplemental dues of different amounts based on the level of services provided.

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The financial accounts for the sub-communities are maintained separate from each other and from the Taberna Master and are never co-mingled.

While all of the sub-communities receive landscaping services, One Taberna Way and Taberna Townes also receive exterior building maintenance based on the specific wording of their covenants. The covenants for One Taberna Way are very general and have led to confusion for owners and HOA Board members, as to what repairs and maintenance items are covered by the supplemental dues paid by the owners of these properties. The author of the Covenants for Taberna Townes apparently recognized the short comings of the One Taberna Way Covenants and made the Taberna Townes Covenants more specific.

To eliminate unnecessary consternation, the HOA Board, in conjunction with the One Taberna Way Budget Committee, is finalizing a Board Rule for the One Taberna Way Community that will provide the necessary clarity and responsibilities for normal wear and tear repairs as well as repairs that are necessitated by a casualty loss resulting from extraordinary events, such as hurricanes, tornados, fire, wind, lightening, flood, earthquakes, and similarly occurring events.

It is our intent to file this rule with Craven County Clerk so that all future One Taberna Way owners will be on notice of their and the Board's responsibilities.

National Night Out

Hold the date – August 6, 2019 in front of the Taberna Country Club. Look for more information elsewhere in this edition.

Canoe Launch

On May 13th the canoe launch and platform were reinstalled. Repairs to the railings that were damaged should be completed by July 1st.

Thank you and see you around the neighborhood.