

Taberna Master Homeowners Association
President's Letter – August 2019
by: Bart Rovins - President

The energy sapping heat and humidity of summer are here in full force. This hasn't kept your HOA Board from working on multiple issues.

HOA 2020 Budget

We have begun budget planning process for 2020. It's not too late to make suggestions for improvements or assets you feel would be beneficial for the Association to consider for the community.

The Requests for Quotes (RFQ) have gone out to all current landscapers and to several others who have expressed an interest in working here. We will review the bids and award the contracts in the fall.

Thanks to Mark Eckert for totally revising the RFP packet. He has taken this document to a new level of professionalism and comprehensiveness.

HOA Board Positions

We will have openings on the HOA Board for next year. Here is an opportunity to have an impact on your community. Please reach out to me if you are interested or "just thinking about it."

Commercial Activity

This year we have experienced an uptick in the number of complaints about "commercial activity" being conducted by residents of Taberna. The Board is reviewing a proposed rule clarifying the "residential use" only clause found in our Covenants. Additionally, the Covenants prohibit a home being used as a timeshare or use share accommodation. The problem, potentially driven by our new "gig" economy, arises when the commercial activity crosses a subjective line and is seen by some as a nuisance (also prohibited by the Covenants).

The HOA recognizes that individuals are entitled to reasonably enjoy the use and privacy of their individual homes. Certain types of home-based occupations allow individuals to pursue a livelihood and are not apparent to others outside of the home, therefore, causing no adverse effect whatsoever on the community. The rule under consideration, consistent with past practices, would allow a resident to conduct a discrete business activity out of the home that is (a) not apparent or detectable by sight, sound or smell from outside the home; (b) the business activity does not involve regular visitation to the home or door-to-door solicitation of community residents; (c) does not result in increased traffic; and (d) the business activity is consistent with the residential character of the community. Examples of discrete business activities include, but are not limited to, electronic communication, literary, artistic or craft activities.

The rule would reinforce the Covenant's prohibition of the rental of a home, or any part thereof, an Airbnb, HomeAway, Vacation Rental by Owner or similar arrangement or transaction.

Feel free to send me your thoughts on this proposed rule.

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One Taberna Way

In case you didn't know, One Taberna Way (OTW) are the white homes on the left side of Taberna Way just before the clubhouse. The residents of OTW, through the payment of supplemental dues, are entitled to additional maintenance services to the exterior of their homes. While these requirements are listed in the OTW Covenants, last year's hurricane made it clear that they are stated in a very general manner and have been open to multiple interpretations over the past 20 years. This isn't fair to the residents and makes it very difficult to determine a reserve funding schedule.

The Board has partnered with the OTW Budget Committee to adopt a formal "One Taberna Way Maintenance Rule" that itemizes and assigns the maintenance responsibilities to the OTW owners and the HOA Board. The rule also recognizes the role of homeowner's insurance when there is a casualty loss. It has taken us more than six months to finalize this rule with input from our attorney, CAMS and the OTW Budget Committee. Thank you to all who have contributed.

This rule positions future HOA Board's to make solid decisions and eliminates the areas that have been subject to interpretation.

Our "To Do" List

Building and Grounds is still working on Hurricane Florence recovery including drainage, lost plants and replanting in the fall. The bridge into Todd Denson Park is scheduled for repairs in November. An annual problem this time of year is the maintenance of vacant lots. We are looking at revising the maintenance standard for these lots to include what to do with overgrowth, storm debris and mowing around trees.