

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

Fortunately, we weathered Hurricane Dorian with significantly less damage than Hurricane Florence. Our response plan with Crystal Coast Tree Service worked, and they were on site cleaning up HOA managed property immediately after the storm. The area in front of One Taberna Way and the dog park took the biggest hits. Several trees and limbs needed to be removed in the One Taberna Way area and the dog park had two trees that fell across fences. By the time you read this, the fences should be repaired.

**2020-2021 Landscape Bids**

We have received eight (8) qualifying landscaping bids for 2020-2021 for the various areas maintained by the HOA. The Board will vote and award the bids at our October meeting. These contracts are the key drivers for determining the 2020 budgets for the Taberna Master and the five sub-communities. We have completely revised the information provided to the landscape contractors, as well as the bid and contract requirements. This new level of professionalism will be very useful to future Boards.

**Aging Accounts, Emergency Fund & the 2018 Audit**

As of the end of August and for all Taberna, the HOA's Accounts Receivable rate was down to 2.3% or approximately \$8,000. Six (6) homeowners account for 65% of the of the Aging Accounts Receivable with legal actions in process to resolve these delinquencies.

The Emergency Fund, prior to expenses for Hurricane Dorian, stood at \$56,000 inclusive of an insurance payment of \$27,600 for damages to HOA assets during Hurricane Florence. To date, \$67,000 was expended as a result of Hurricane Florence.

Every year, the financial statements of Taberna Master HOA and Sub-communities are subjected to an independent audit. With the transition to CAMS in December 2018, the 2018 audit was especially important to ensure that all the funds maintained by CAS, our previous management company, were properly accounted for and transferred to CAMS. I'm pleased to report that in the auditor's opinion, the financial information presents fairly, in all material respects, the financial position of Taberna Master HOA and Sub-communities in conformity with accounting principles generally accepted in the United States of America.

**Annual Meeting**

Hold the date: December 3, 2019 at 7:00 pm at Creekside Elementary School.

**Mailboxes & Home Maintenance**

Over the past two months, all the mailboxes in Taberna have been audited to ensure they present the best possible image. As a rule, our homes and properties are very well maintained, but over the years many of the mailboxes have become an afterthought. The audit discovered mailboxes in need of painting, number replacement, excessive foliage around the boxes, broken or missing red flags, and broken doors.

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CAMS is in the process of mailing courtesy notices (not violations) to owners of mailboxes needing attention. Correcting problems with your mailbox is easy...some sandpaper and black gloss spray paint will take care of most issues. If you need a new box, post, or numbers call Joe Kelly at 636-6535 or e-mail him at [jvkelly@suddenlink.net](mailto:jvkelly@suddenlink.net). New numbers are available at no cost. If you need help with physical repairs or painting, you can call Jim Young at 252-571-4550.

With the arrival of fall, it is time to prepare our homes for winter. This includes the removal of mold and pollen that has built up over the warm months on our homes, roofs, driveways and walkways. Failure to keep the exteriors of our homes, drives and walks clean is the number one reason for courtesy notices from CAMS.

**Courtesy Notices**

Every member of your HOA volunteer Board has consistently aimed to act in a professional and courteous manner. Our primary responsibility, besides protecting the HOA's assets, is to apply the Protective Covenants and Board Rules as written and in a consistent even-handed manner. We demand, and receive, the same high level of performance from CAMS. We serve because we want the best for our community.

Every one of us moved into this community with knowledge of the Protective Covenants. If you aren't aware of these requirements, you should look to your relator. If you rent your home, then the owner is responsible to inform you of the Covenants. These documents are available to all owners through the CAMS portal or on the HOA webpage at [www.tabernahoa.org](http://www.tabernahoa.org).

Therefore, it is extremely frustrating and unnecessarily stressful for all when Board members or our CAMS representative is on the receiving end of an emotional outburst from an owner in response to a courtesy notice. Courtesy Notices are just that...a courtesy...they are not a violation...and no adverse consequences are involved at this stage. The Courtesy Notice is intended to notify an owner that their property is not in conformance with the Protective Covenants. Rational and fact-based dialogue is the best way to resolve a potential Covenant issue. Resorting to threats and insults simply is not productive and will not change the circumstances.

Thank you taking the time to read this.

Bart Rovins  
President, THOA