Like the past two years, we had a contested election for HOA Board membership. Thank you to Thomas Brubaker for volunteering to help lead our community. With the changing demographics in Taberna in favor of working families, I’m pleased to announce that this group will be well represented on the Board. The community re-elected Gordy Barnes, and elected Rob D’Angelo, Jonathan Foster and Wayne Maruna to two-year terms. Immediately following the Annual Meeting, the new Board met and elected the following officers for 2020 (our contact information appears elsewhere in this edition):

|  |  |
| --- | --- |
| Bart Rovins | President  |
| Rob D’Angelo | Vice President |
| Joe Frangipane | Treasurer  |
| Jazz WoodwardJonathan Foster | SecretaryAssistant Secretary  |
| Wayne Maruna | Assistant Treasurer  |
| Gordy Barnes | Member-at-Large and Building & Grounds Chair |

We are grateful for and appreciative of the service and dedication of Mark Eckert, Karen Mattingly, and Dick Stern our retiring Board members. Each of these individuals have left their mark on our community through their efforts in response to the natural disasters we experienced and their significant contributions to the improvements in Board operations. As a community, we would not be as successful as we are without their service.

**Major Highlights from 2019** –

* 2019 finds the HOA financially sound as confirmed by the 2018 independent CPA audit. The 2019 Actual to Budget Forecast continues to be on track for the Master and sub-association accounts. We effectively managed the transition to CAMS with 100% accountability of the funds transferred from our prior property management firm to CAMS. We continue to monitor the Replacement Reserve Accounts and believe that our budget is on target. 2019 saw a significant improvement in our delinquency rate for non-payment of dues with a 1% delinquency rate for accounts more than 60-days past due with 50% of the total delinquency attributable to six properties.
* There were 23 Adjudicatory Panel hearing for non-compliance with the Protective Covenants with two-thirds addressing exterior maintenance, mailboxes and landscaping.
* Significant time and effort were devoted in support of the One Taberna Way community. This community, through their supplemental fees, receives “all exterior maintenance.” This covenant requirement has caused prior Boards’ and OTW owners’ significant confusion and consternation. With the assistance of the OTW Budget Committee, we were able to clarify their protective covenants by putting in place a Board Rule that sets forth the maintenance responsibilities of owners and the HOA. This rule will simplify the decision making for owners and future Boards. Additionally, and due to the damage from Hurricanes Florence and Dorian, six homes had roofs replaced and four more will be done in 2020. These expenses resulted in an impact to the OTW asset reserve account requiring a major increase in the supplemental fees for OTW owners. Again, with the constructive assistance and creativity of the OTW Budget Committee, we were able to effectively explain the situation to the owners and achieve a workable solution to the reserve account budgeting challenge.
* 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 within the NC Railroad’s right of way. This means that CresCom Bank cannot convey the property to a developer with a clean title. In 2018, 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 any future re-location of Battlefield Trail and the utilities under that road should that be necessary. While we were agreeable to the loss of lots, we said “no” to the balance of that offer and made counter proposals that included an alternative entrance. CresCom has prepared a plat creating space for a new road outside the Railroad’s right-of-way, but we have been unable to reach an agreement and negotiations with CresCom are on-going. Until use of Battlefield Trail is resolved, this area cannot be further developed.
* The Building & Grounds Committee followed-up an incredibly successful 2018 with another stellar year. Tree removal work necessitated by Florence and Dorian continued well into 2019. Trees, shrubs and plantings that were either destroyed by the storms or were at the end of their lifecycle were removed and replaced in the entrance to the NaturPark, along Taberna Way, Emmen Road and within One Taberna Way. The destroyed NaturPark dock was rebuilt and the canoe launch was reinstalled. Repairs in Todd Denson Park were accomplished with a rebuild of the bridge into the Park and new mulch around the playground picnic areas was put down by resident volunteers. Repairs to the dog park fence are still on our to-do list. As part of our Stormwater management responsibilities we cleaned out the drainage culvert behind Kriens Court. This was important as it will facilitate the flow of water from Old Airport Road to the collection points along the Taberna-Sellhorn border and reduce the flooding risk in threat area.

**A Look Ahead to 2020**

* We will continue our efforts to be fiscally responsible. On behalf of all the owners, we will collect the money that is owed the HOA.
* Prior Boards had the foresight to create an Emergency Fund account within the Taberna Master budget. Before Florence this account had a balance of $75,000. As a result of damages inflicted by Florence and Dorian, we have projected expenditures of $81,000 offset by $27,000 in insurance reimbursements. We project a 2019 year-end balance of $48,500 with budgeted contributions replenishing this account in 2021 to a balance of $80,000.
* Roads will have an impact on all of us in 2020. Old Airport road improvements have started and should be completed in 2020, land condemnation for US 70 will occur in 2020, and pending FEMA reimbursements and decisions by the City, a number of Taberna Roads could be repaired.
* We will be looking at our management and compliance responsibilities under Taberna’s state-approved Stormwater Permit.
* We have two new Board members and looking out to 2021, there will probably by an additional three new members. In 2020, and in order to maintain the progress we have made, it will be important for us to ensure that we get succession planning and integration of new Board members right.

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