

Taberna Master Homeowners Association
President's Letter – September 2020
by Bart Rovins - President

It's that time of year . . . national, local and HOA elections. All of which trigger actions by your HOA. First, we need to update you on some changes at CAMS, our property management company.

CAMS

Taberna is fortunate to a new property manager in the person of Angela Williamson. Angie is an experienced leader in the Association industry. Her background includes over six years in HOA management and over 12 years in Law Enforcement. She grew up in this area and is very familiar with the coastal areas. You can reach her at a.williamson@camsmt.com or 910-239-1373. I had the privilege of giving Angie the grand tour of our community. I found her engaged and knowledgeable.

Landscape Maintenance

During her periodic compliance audits, and in the near term, Angie will be focused on landscape maintenance, vacant lot maintenance, and mold removal. There will be no change to our process. If she detects a compliance issue, the owner will receive a courtesy notice. If the owner disagrees, please contact Angie directly to discuss the situation.

During my tour with Angie, we noticed a number of homes with garden beds overgrown and missing mulch. While we have made significant progress with vacant lot maintenance, there are several that need attention. Because the vast majority of our owners take great pride in their yards and do a wonderful job of maintaining them, the handful of homes and vacant lots that are not maintained are quite obvious in contrast.

HOA Elections and Annual Meeting

The HOA Board appointed a Nominating Committee comprised of yours truly, Rob D'Angelo, Vice President; Gene Peele, Past HOA President; Katie Shorter, Past Board Member; and Carmen Miller. The Committee's job was to identify three candidates to replace the three Board members retiring at the end of this year...myself, Joe Frangipane, Treasurer, and, Jazz Woodward, Secretary. As of this writing we were partially successful in that we have identified two qualified and willing candidates in Rick Kiefer and Carmen Miller. While we are working on the third candidate, we would like to encourage anyone who is interested in joining the Board to contact me directly. **If you are interested, you need to reach out as soon as possible as nominations will close on September 15th.**

What are the expectations of a Board member?

1. Be willing to serve in one of the officer positions – President, Vice President, Treasurer, Assistant Treasurer, Secretary, Assistant Treasurer or At Large. In recent years, the At Large position has been filled by the head of our Buildings and Grounds Committee.
2. Execute a Code of Ethics and a Conflicts of Interest Policy.

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3. Come prepared to the monthly Board meetings, which are the 4th Thursday of each month at 3 p.m.
4. Even though CAMS does most of the administrative and financial work, this is a working Board with a couple of significant issues that will go into next year. From time-to-time all Board members will be asked to take responsibility to research or follow up on various tasks.

The national pandemic has wreaked havoc on all our lives. The HOA is not exempt. We will soon be making our decisions about our Annual HOA Meeting. At this point, it is highly unlikely that we will have an in-person event. We are in the midst of discussing several options to include virtual ones, e.g., Zoom.

Upon the advice of counsel, and to meet the technical requirements of our Covenants, the minimum requirements are to conduct the elections of new Board members and solicit proxies that will be used to approve the minutes from last year. We will ensure that owners receive the appropriate financial information, year in review information, and an update on any key issues. In turn we will take steps for owners to publicly present any questions to the Board and receive answers (but please don't wait till December to ask your questions...ask them now). Remember our monthly meetings are open to owners, all of your Board members and CAMS are reachable by email or phone. If there is something on your mind, please don't wait to let us know.

Public Elections and Political Signs

Our Protective Covenants are silent on the topic of political signs. Because of this, in 2009 the HOA Board adopted a Rule that permits political signs in Taberna. Pursuant to this rule all political signs need to follow all North Carolina General Statutes and City of New Bern Ordinances. Therefore,

- Signs may be displayed only on a homeowner's own property, not on Association property or vacant lots (unless there is written permission from the lot owner).
- Signs may not be displayed earlier than 45 days (that would be September 18th for this November's election) before the elections and must be removed within 3 days after the election.
- Signs are limited to 32 square feet, that's a 4'x8' plywood sheet.

Since we are following the NC General Statutes and New Bern City Ordinances, displays inconsistent with these guidelines are technically a violation of the State law or City ordinance. If you are curious and want to delve into the actual laws, the relevant statutes and ordinances are:

- New Bern Ordinance, Section 15-324 - Certain temporary signs: permit exemptions and additional regulations.
- NC Statutes, GS § 47F-3-121 - American and State flags and political sign displays.

Thank you for taking the time to read this. Stay safe and stay healthy.