

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

It's late September and your HOA is well into its preparations for 2021.

2021 Budget Update

We will be approving the 2021 Budget for the Taberna Master, and the separate Budgets for One Taberna Way, Boleyn Creek, Taberna Landing, Abbington Woods, and Taberna Townes at the October HOA Board meeting. This information will be provided to in early November in my next letter in the Taberna Tribune, as well as in the Annual Meeting packet all owners will receive via USPS.

Annual Meeting and Board Elections

Due to the restrictions imposed by the Covid pandemic, will not have an in-person Annual Meeting this year. Instead, we will have a virtual meeting via "Zoom" on December 8th at 7:00 p.m. Details will be forthcoming in November on how to join this virtual meeting and watch the recorded version at the HOA Website TabernaHOA.org.

The key events for this meeting will be a report on 2020's activities and Budget, a presentation of the 2021 Budget and an acknowledgment of the newly elected HOA Board members.

After seeking the advice of counsel, and in light of the unusual circumstance presented by the pandemic, we will satisfy the Annual Meeting requirements in the Covenants by providing all owners with a ballot for the election of Directors and proxy document. It will be important for all owners to vote and return the proxy following the instructions and schedule that will be in the meeting packet.

We believe that we have four (4) qualified candidates running for the three (3) Board vacancies. These candidates, and their qualifications, will be formally introduced to you in the next edition of the Tribune and in the Annual Meeting packet that you will receive in early November.

When you receive your meeting packet, it will be very important for you to vote and return a signed proxy as soon as possible.

Utility and Road Update

As a part of the improvements to Old Airport Road, Alderman Bobby Aster was able to work his magic and get the relevant parties to install an electrical feeder line from Havelock. This means that Taberna will now have the capability to receive electrical service from the City of New Bern, and in the event that the New Bern service is down, we can receive electricity from Havelock. Thank you, Alderman Aster!

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We were contacted several weeks ago by the Right-of-Way agent working on the US-70 condemnation of the properties on the Northside (Dunkin' side) of our entrance. By the time you read this, the appraiser's work should be completed, and we will have our (more than likely inadequate) offer from the NCDOT.

You'll recall that the sign and fence work on the southside of the entrance has already been condemned and title transferred to the NCDOT. We have rejected the NCDOT's offer and are waiting for the offer for the northside property to begin negotiations in earnest.

HOA Committees

On behalf of the entire community, I want to express my sincerest appreciation to Dick Turner for 18 years of service as Chair of the Architectural Compliance Committee (ACC), Charlie Dannemann for 16 years of service and Steve Harman for 14 years. A remarkable accomplishment. Under Dick's leadership the committee has worked diligently to maintain the community standards and character as envisioned by our governing documents. Gentleman, a job well done!

Dick will be stepping down this fall as he and his wife, Carol, relocate to New York. Charlie and Steve will also be retiring from the ACC this fall. The Board has appointed Perry Caswell as the new Chair of the ACC. Joining Perry will be Gary Staley and Bob Dellorfano.

We also have changes to the Adjudicatory Panel. This committee is responsible to adjudicate cases where homeowners are not in compliance with the community's rules and covenants. Applying Solomon-like wisdom, they can find a workable compromise or assess a monetary penalty to achieve compliance. Panel members are appointed to three-year renewable terms. Tara Hughes, who has ably served as the Panel Chair, has opted not to renew her term and will be stepping down. The Board has re-appointed Michael Miller to the Panel. Mike Scoggins will remain on the Panel and they will be joined by Annette Walker as a new Panel member.

Thank you taking the time to read this and supporting your HOA.