Berwick Plantation Property Association Inc.

2025 Annual Meeeting Minutes - Held July 30, 2025 7 p.m. at Enclave Clubhouse

Meeting was called to order by Dir Cline at 7:03

Board members Cline, Ealy, and Guarino were present. Delegates from Chapel Park, Cottages at Autumn Lake, Enclave, Stonelake, Villages at Autumn Lake were present. Mr Schreiber and Mr Rowden representing the management company were also present.

Director Cline introduced board and management company and the agenda was distributed.

Mr Schreiber announced that a quorum had been reached, 1021 homes were represented and only 260 (10%) were needed. Having two directors up for re-election for three positions, and no other nominees, by acclimation, the two directors Ealy and Guarino, were elected a new term of three years.

The board let those in attendance know that they would still entertain any requests to join the board. Those delegates or anyone else may submit their request to Mr Schreiber for the board to review.

Dir Cline and Mr Schreiber discussed Amendment 7. In summary it provides the Assoc a means to bill sub-associations for costs that can be directly attributed to their actions. It also strengthens the ability to collect fees from Southbridge at Berwick owners since they have not formed an association as required by the covenants. Dir Cline asked delegates to pass it to the boards for review, in hopes of sending it out for a vote in Sep to approve.

Mr Schreiber gave a summary of the accounts receivable from Southbridge at Berwick owners. 19 Accounts were sent to the attorney for liens. As of the meeting 3 owners had paid. Also there is one account left with Alliance CAS and is in settlement talks as of the meeting.

Mr Rowden gave an update on the landscaping along the walking path. It is better than in recent years. The community delegates were reminded that anything on the community side of the walking path is the responsibility of the community. The people who use the path ask that it be kept back from the path for safety reasons.

There was a question about old trees that were removed from the edge of the lake at the pavilion area. There were removed for safety and beauty reasons, but there is no plan on putting in any trees in the area.

The board discussed a request from the Chatham County Fire Dept to purchase 3-4 acres of land, part of the wetlands parcel, along Hwy 17. Mr Schreiber to ask for a formal proposal to review.

The meeting was adjourned at 7:48 pm so the board could move to executive session.

Submitted by Mark Schreiber Aug 7, 2025