

Berwick Plantation Property Association Inc.

2023 Annual Meeting Minutes - Held July 26, 2023 7 p.m. at Enclave Clubhouse

Meeting was called to order by Dir Kovach at 7:07

Board members Kovach, Ealy, Reinisch were present – the quorum was not met for board action. Delegates from Stonelake, Cottages at Autumn Lake, Enclave, and Villages at Autumn Lake were present. Mr Schreiber and Mr Rowden representing the management company were also present.

Director Kovach introduced board and management company and delegates introduced themselves.

Mr Schreiber announced that a quorum of had been reached, 772 homes were represented and only 224(10%) were needed. Having two directors up for re-election, President called for any floor nominations, but none were submitted. By acclamation, the two directors, Martinez and Griffin were elected a new term of three years.

Mr Rowden informed the board that the previous homeless camps had been relocated by the county/police. He also informed the delegates of the developments with the trash being dumped on the blvd near the water tower. The area in question is owned by both Consolidated Utilities and Villages at Berwick. Villages of Berwick board has cleaned up the area and will explore new ways to prevent it. Mr Rowden will contact the county should trash be on the property owned by Consolidated Utilities and not removed by them.

Dir Kovach guided the discussion on the continual need to pass amendment 7 to allow the POA to bill responsible individuals for items that can be directly to some one or agency, including the Southbridge at Berwick residents who don't have their own assoc as dictated in the vendee agreement and sale documents which added that land to Southbridge. The amendment will codify specific assessments to entities where it can be determined that only certain communities will benefit from services and the desire to collect reimbursement from that entity instead of the all the communities having to share in payment of those expenses. The board will again address the issue with the delegates and try to get approval for the amendment. Mr Schreiber to resend the amendment to all delegates for review.

Mr Schreiber told the delegates that the board would be looking at a draft budget for the Aug meeting in the hopes of getting info out to the communities concerning assessments and special assessments so those boards can develop their own budgets. Current projections are regular and special assessments staying at 2023 rates.

Mr Rowden mentioned recent projects for Berwick as the 'doggie' stations that had been put up, a couple of walkway repairs, as well as the beautification project currently on going. Dir Kovach discussed the desire to install irrigation along the blvd where it is not yet.

Dir Kovach discussed the board's desire to remove the Plantation part from the Assoc name, however legal actions and costs made the board consider an informal approach to this. While legal documents will still carry the name, in essence, the assoc will be known simply as Berwick. Mr Schreiber was tasked to see about changing the website, and the board will discuss changing signs.

Delegate questions were allowed and clean up of debris from accidents around the intersection of Hwy 17 and Berwick Blvd was requested. Mr Rowden to contact the county. A question was asked about a dog park, but Dir Kovach and Mr Rowden explained the previous obstacles that have been debated—costs of insurance being the main issue.

Adjournment was at 8:08 pm. Submitted by Mark Schreiber Aug 10, 2022