

Berwick Plantation Property Association Inc.

2024 Annual Meeting Minutes - Held July 10, 2024 6 p.m. at Enclave Clubhouse

Meeting was called to order by Dir Kovach at 6:04

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

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

Mr Schreiber announced that a quorum had been reached, 869 homes were represented and only 281(10%) were needed. Having two directors up for re-election, and no other nominees, by acclimation, the two directors Kovach and Cline, were elected a new term of three years.

Dir Kovach 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. Mr Schreiber to send it out again to delegates for review, in hopes of sending it out for a vote to approve before the end of the year. It will also be posted on the website.

Mr Schreiber gave a summary of the accounts receivable from Southbridge at Berwick owners. Currently \$20,600 is owed by 56 owners, of which 25 owe for 2024, 18 owe for 2023&24 and 13 owe for multiple years. There is approximately \$66,600 in cash, \$41,700 in a CD and \$50,600 in the money market.

Mr Rowden gave an update on Projects completed over the year. The pavilion area got irrigation, new plants and sod. The walkway path was resealed after multiple areas were filled to help with the deep puddles after a heavy rain. As part of the resealing, they cut the vegetation to get the patch back to it's original width. He also gave an update on the ongoing drainage/beaver management being done by the USDA. They have used dynamite to remove several dams and opened up the areas needed to drain. The Enclave has already experienced the effects of this on its water issue. Also the USDA has adjusted billing to get the Assoc back on track after several larger than normal billing given the lack of progress on the dams.

The board also reaffirmed their commitment to another \$10 special assessment in 2025 to pay for the resealing of the walkway project this year. The board used money originally intended for irrigation along Bewick Blvd and will use the money to replenish the reserve account. To date the board has spent over \$55,000 for projects than has been collected from the special assessments. No decision has been made on any increase in dues for 2025 but the board instructed Mr Schreiber to create a preliminary budget in Aug for review before any final decision is made.

Dir Kovach expressed a desire to get Commissioner Kicklighter to meet to discuss the planned apartment building planned across the street from Coastal Cathedral

The meeting was adjourned at 6:46 pm so the board could move to executive session.

Submitted by Mark Schreiber July 24, 2024