

Berwick Plantation Board Meeting Minutes

Aug 10, 2022

Directors Kovach, Ealy, Haneline Cline were present with director Guarino absent. Mr Schreiber and Mr Rowden were also present representing the management company.

The board voted in the following slate officers – President William Kovach, VP Tom Cline, Treasurer Amber Ealy, Secretary Roger Haneline, Member at Large Steven Guarino

The board approved the annual meeting minutes.

The board discussed the homeless occupation of area on Coastal Cathedral's property east of the blvd. They asked Mr Schreiber to contact new Chatham County Liaison Officer McCowen about steps to prevent homeless from setting up camps on Berwick and nearby property. The board also asked for an update on the speed device along the blvd that isn't functioning.

The trash issue next to the Consolidated Utilities area on the blvd. The property is owned by Villages at Berwick, and Dir Cline said he would talk to the board about having it cleaned up. Discussion was held in regards to dissuade people from dumping there, but action for that was tabled until the next meeting.

The board discussed the proposed amendment 7, allowing Berwick to assess person(s) or communities for expenses/costs that could be attributed to them, instead of all communities having to pay for something that only benefits some communities, or a cost that an identifiable entity was responsible for creating. The board asked Mr Schreiber to put in language about a 30 day window for self help resolution by the party(parties) where applicable and send to the board for review. Then board also asked Mr Schreiber to plan a date for a meeting with re[representatives of each community board to discuss the proposed amendment.

The board also asked Mr Schreiber to invite county commissioner Kicklighter to the Oct meeting just to share info on issues affecting Berwick Blvd.

The board discussed how to persuade the communities along the path to do a better job of trimming the bushes/trees/limbs that interfere with people on the path. No action taken. Mr Schreiber updated the board on action to collect insurance money for the crepe Myrtles that were damaged by a driver in the spring.

The board discussed a dog park and/or poop stations as brought up in the annual meeting. Costs, insurance and maintenance issues were discussed, but no action was taken.

Mr Rowden reported on several incidents at the pavilion that were captured on camera. The board asked Mr Schreiber to research if any add'l signs were needed at the pavilion because of the cameras or if any other action needed to be taken.

The board discussed issues relating to the accounts receivable for Berwick which was \$10,300 at the time of the meeting, all owed by Southbridge owners. The board voted to take a charge-off of approximately 90% of the amount to better show financially the availability of funds for projects. The board discussed file suit and/or forcing foreclosure on 3 properties owing more than \$750 each. Board vowed to discuss again at the Oct meeting.

Mr Schreiber shared a working file of expenses that were more than budgeted for. Mr Rowden provided updated estimates for the projects previously considered. [see attachment] The board discussed other projects this year instead of the irrigation plan along the blvd originally planned at \$65K due to a higher updated estimate and higher than anticipated costs for repairs to the walking path. The board expressed interest in having another special assessment in 2023 of \$10 (already approved previously by the Board) but no decision was made about dues for 2023. The board tabled any decisions until the Oct meeting when costs, and/or budget estimates may be more relevant.

Mr Schreiber provided a draft budget for 2023 but the board decided to not discuss other than to ask Mr Schreiber to begin to get estimates for prices for contracted services in 2023.

Meeting was adjourned at 8:13 pm

Submitted by Mr Schreiber Aug 19, 2022

Description

Berwick Blvd Irrigation Project	\$79,500.00	1	\$79,500.00
Pavilion Irrigation Project	\$39,500.00	1	\$39,500.00
Pavilion Sod Project (48 Centipede)	\$48,500.00	1	\$48,500.00
Pavilion Landscape & Mulch Project	\$25,000.00	1	\$25,000.00