

Berwick Plantation POA Board Meeting, Wed May 11, 2022 – 6:00 Enclave Clubhouse

Directors Snow, Early, Kovach, Haneline were present along with Mark Schreiber and Gary Rowden representing the management company. Director Cline was unable to attend

The board discussed a request from the Enclave's community manager about waiving the \$821 in late fees imposed on the nonpayment of a bill for \$8213 for drainage reimbursement for work done in prior years and to be done in 2021. The board agreed to suspend the late fees provided that the Enclave will make all future payments by the deadline.

Mr Schreiber presented the financials through March 31. Copies to be included with the minutes. The board discussed delinquent accounts, where 22 SB owners owe for this year, 14 owners owe for this year and 2021 and 5 owners for more than 2 years. Those owing for years before 2021 were turned over to Alliance CAS but have not been collected. No additional action was taken at this time for the delinquent accounts.

Mr Schreiber informed the board that although a letter was sent to the party that ran over the crepe myrtles on the island near the church, the party has not responded. The board discussed options and asked Mr Schreiber to send a letter to the insurance company asking for payment to replace the trees that were destroyed. The letter should give 15 days to contact us and explain if it's not done, the board will explore additional options.

The board discussed the quote for walkway repairs from Phillips Paving for 3 areas at a price of \$24,598. The board approved it to start as soon as possible.

The board discussed the annual meeting set for July 20, 2022 at 6 pm. Location TBD. There will be 3 positions up for re-election for the 2022-2024 term. The board asked Mr Schreiber to send the last proposed amendment about specific assessments to review and include with the annual meeting announcement. The board would like the announcement out by the beginning of June so there would be time for nominations for the board and to have all nominations in by July 1 as well as time to review the proposed amendment. Directors Early, Snow and Haneline stated they would run for reelection for another term. At the annual meeting, the board expects to discuss the amendment and then ask delegates to approve it.

The board discussed the lack of trimming vegetation by the communities along the walking path. Although 4 communities border the walking path, most concerns are along the path outside Stonebridge and Stonelake. Several times a year Mr Schreiber asks for their help to trim the vegetation so it isn't reaching over the path—at the request of patrons using the path. The discussed the need to have it trimmed back 3-4 ft from the path so it won't interfere with people using it. Also discussed was what the county could/would do and their responsibilities if it needed to be cut because the communities weren't doing it. Discussion was also had on what part Berwick plays in this and where property lines are and how to best present this to the communities. Community Manager will contact the county about possible maps or other

information as to where the property lines might exist as well as contacting the communities to see if there could be a commitment to cut the vegetation back more than just a light trim.

The board discussed the dumping of debris next to the water tower. The land is owned by Villages at Berwick, and it's assumed that they were the ones that cleaned it up previously. The land where the debris sits is past the right of way and outside the fence of where Consolidated Utilities property is located. Consolidated Utilities was contacted previously about the issue and stated it was not them and not on their land. Several options were discussed by all for ways to help discourage people from dumping in that location including signs and physical barriers. The board asked Mr Schreiber to contact the Villages and discuss as well as to possible solutions.

Mr Schreiber showed the board the beginning of the website for Berwick Plantation. The site is one page, containing a summary about how Berwick structure works, communities with delegate info, a option to download the pavilion reservation form. Community contacts are to be added. The board asked that there be a documents section on the main page but stated the phone number for the management company should not be posted to encourage members to use the structure in place for communication. Mr Schreiber told the board it would be ready before the annual meeting so the board could briefly discuss it with the delegates and get the information out to all communities.

Director Snow asked about the Villages at Autumn Lake sales sign, whether it could be removed. The sign is not on the right of way, however Director Kovach stated that all units are sold and he could ask the board to have it removed.

The meeting adjourned at 7:50 pm

Submitted by Mark Schreiber, May 20, 2022