

Berwick Plantation Board Meeting Minutes

February 7, 2024

Meeting was called to order at 6:03 pm at the Enclave Clubhouse

Directors Kovach, Ealy, Guarino were present, with Dirs Martinez/Rousch excused. Mr Schreiber and Mr Rowden were also present representing the management company.

Dir Kovach filled in the Board on closure of property tax issue related to property held for community use going back to 2017. Berwick will be expecting a refund on taxes paid for several year in the next couple of months.

Discussion was held on the possibility and potential impact of a Garden City annexation. A vote could be held in Nov to see if the residents would want to proceed. Taxes on Association property, maintenance of Berwick Blvd and walkway maintenance were discussed. Southbridge is not included in this proposal. It was generally concluded that if it was moved forward it could be 2-4 years away.

Further discussion of pathway sealcoat deferred from last meeting. Mr Rowden presented an updated proposal from Phillips Paving. The directors present at the meeting indicated that they were in support of the sealcoat proposal and would await final action until the absent directors had the opportunity to vote on the issue. Dir Kovach to send out details and call for vote over email to the lack of a quorum at the meeting.

Mr Schreiber went over the 2023 final income statement and balance sheet. Mr Schreiber updated the board on the status of Southbridge at Berwick delinquencies. Also, Alliance CAS is moving forward with three lawsuits and will follow up with foreclosures to try and collect delinquent accounts more than 3 years.

The board discussed the repairs needed to the sign as you are entering the shopping plaza from Berwick blvd. Dir Ealy to provide a contact number for Mr Schreiber to contact the owners for an update. Mr Rowden reiterated that he picks up signs at the front entrance and along the blvd, and in the case of yard sales, on Monday. Mr Rowden reported that the light for the fountain at the lagoon was repaired. Discussion was held concerning the additional construction around Kroger and Ace Hardware. Speculation was that there could be more apartments and senior living housing.

Meeting was adjourned at 7:03 pm

Submitted by Mr Schreiber Feb 23, 2024