

# Berwick Plantation Board Meeting Minutes

May 18, 2023

Meeting was called to order at 6:10 pm at the Enclave Clubhouse

Directors Kovach, Ealy, Cline, Guarino were present. Mr Schreiber and Mr Rowden were also present representing the management company. Directors Martinez, Griffin Mr Reinisch were absent.

The board discussed the annual meeting and board elections. The Annual Meeting will be held July 26 at 7:00 pm at the Enclave clubhouse. Mr Schreiber to invite delegates and issue a call for nominations in addition to Directors Martinez and Griffin who are up for re-election for new 3 year terms. Mr Schreiber to also review recent capital improvements at the meeting as well as to revisit the proposed amendment 7.

The board reviewed the recommendations for Berwick pavilion modifications and quote from Oasis Outdoors. The board voted to move ahead with the estimate.

The board also discussed the irrigation project along the blvd. Oasis had submitted a bid but is currently trying to navigate changes mandated by the county for right of way work. No decisions were made for the project.

Further conversation regarding "Plantation" name on signage and advertisements/publicity was had after reviewing comments from attorney. Board doesn't want to spend money unnecessarily on legal changes if informally the Plantation portion can be dropped in cases where it's not legally required. Board asked Mr Schreiber to discuss with attorney if a DBA designation of Berwick POA could be a solution to the issue. Mr Rowden to look at removing the 'Plantation' portion from any signs.

Dir Cline discussed debris next to water tower owned by Consolidated Utilities on behalf of Villages at Berwick. The Villages had a survey done and half of the property between the fence and wood line belongs to both entities. The Villages is considering a No Dumping sign and has made Consolidated Utilities aware of the findings of the survey. Mr Rowden to alert the county when/if Consolidated Utilities doesn't remove trash from the right of way. Villages will continue to manage trash on their property.

Mr Schreiber/Rowden to try and get an update from the county on striping of the old part of Berwick Blvd

Update on beaver remediation was presented. On a quarterly basis, the Assoc has spent more than what was budgeted. The USDA said that drainage management has been more than in recent history, but they expect it to slow as beaver activity typically slows down during the summer.

Mr Schreiber presented delinquent accounts, all from Southbridge at Berwick owners. As of May 53 owners were delinquent, and 27 owe for multiple years. However due to collections this year, the amount that was delinquent at the end of 12/31/22 is down \$\$2450. Additional legal recommendations on handling collections were discussed and the bet is still to pass amendment 7 to collect from SB owners. The board wasn't ready to make decisions to sue 3 owners who owe for several years.

Mr Rowden state the assoc is responsible for maintaining the area around the lagoon and the current landscaper does the work as needed.

Mr Rowden stated there were no issues with any homeless camps at present.

The board asked for a draft budget for 2024 at the Aug meeting with a \$10 special assessments but no assessment increases at that time to be reviewed as preliminary budget discussion.

Meeting was adjourned at 7:31 pm

Submitted by Mr Schreiber Mar June 9, 2023