

Berwick Plantation Board Meeting Minutes

Oct 4, 2023

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

Directors Kovach, Ealy, Cline, Guarino, Reinisch were present. Mr Schreiber and Mr Rowden were also present representing the management company. Directors Martinez was unable to attend due to last minute conflict.

The board formerly approved the minutes from the Aug 16 Meeting without changes.

The board accepted Michael Griffin's resignation.

Further conversation regarding "Plantation" name on signage and advertisements/publicity was had after reviewing option the board decided to not change two remaining signs. Mr Schreiber secured the www.berwickpoa.com domain for use instead of the previous one containing plantation.

Mr Rowden presented estimates for sealing the walkway instead of repairs. Mr Rowden also presented a quote to do a one time edging project along the walkway. No decisions were made.

Mr Schreiber presented proposed budget for 2024. After some discussion, the board approved it. Still outstanding are home totals in SB and Enclave.

The board discussed renewal of the Schreiber LLC management agreement for 2024. The board asked for Acct Certification Fees to be paid in advance by the requester to avoid expenses incurred by the Assoc. The Assoc also asked for 2 special meetings in addition to 4 quarterly and the annual meeting. Mr Schreiber agreed and the board approved the agreement with those additions.

The board approved more plants at the pavilion and one more doggie station.

The board discussed the situation with SB@Berwick not having an Association as required of Vendees. The board asked Mr Schreiber to investigate whether the Assoc could sue to have it done, or for damages from it not being done. The board also asked Mr Schreiber to have the attorney send a letter to the owners of Tract K to insure they know the responsibility to create an association for collection/payment of the dues as covered in the Declaration of Covenants.

Meeting was adjourned at 7:20 pm

Submitted by Mr Schreiber Oct 11, 2023