

Executive Session Meeting Minutes July 10, 2024

The board met at the Enclave clubhouse, meeting started at 6:46 pm after the annual meeting.

All the directors except Ms Martinez were present. Mr Schreiber and Mr Rowden were present on behalf of the management company.

The board voted to keep William Kovach as President, Tom Cline as VP, Stephen Guarino as Sec and Amber Ealy as Treasurer.

The board asked about some kind of obstacle to help prevent another truck from running over the well/irrigation equipment—Mr Rowden to investigate.

The board discussed the budget for 2025. They discussed the option of a \$20 special assessment in 2025 to get the irrigation project along the blvd started in 2026. While they wanted to hold off on dues increases, they were worried about operating costs creeping up and affecting the ability to put money into reserves. Mr Rowden said the two bathroom doors need to be replaced at a cost of \$2500-3000 to be funded in the 2025 budget.

Dir Kovach reiterated the need to meeting with Commissioner Kicklighter to discuss the planned apartments and ways to prevent them from using Berwick Blvd due to the fact that they won't be paying any assessments. Mr Schreiber verified that the property is not titled under the Berwick Master Association. Dir Kovach also asked Mr Schreiber to reach out to the attorney about trying to force the property under the Association.

The meeting was adjourned at 7:08.

Submitted by Mark Schreiber, July 24, 2024