

Berwick Plantation Board Meeting Minutes

Feb 16, 2023

Meeting was called to order at 6:04 pm at the Enclave Clubhouse

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

The board talked with the guests about serving on the Berwick board.

The board discussed outstanding items from the Oct meeting with Commissioner Kicklighter and members of the County. Outstanding items were: 1. The striping updated from the end of the new pavement all the way to Southbridge. 2. The county said they would check into if there was any money to help with the walkway along Berwick Blvd. 3. Replace old signs along the Blvd. 4. The extended left turn lane into Berwick Blvd from Hwy 17.

The board reviewed the income statement and balance sheet for the year ending 2022. For delinquencies, currently the outstanding amount of assessments is \$14,400 but the deadline is March 10th to pay. The board also discussed the high expenditures for drainage management in 2022 by the USDA. The USDA position is that there were higher than normal activities from the beavers, not seen in recent years. The USDA is aware of the total contract amount over the five years and will try to adjust operations if possible to help prevent costs over runs in the final year of the contract. Copies of financials to be added to website in addition to these minutes when approved.

The board discussed the proposal for the irrigation work along the Blvd from roughly the church to SB. The initial contractor backed out citing delays in other projects. Mr Rowden had gotten a proposal from another contractor to do the work for 90K plus another \$12K to included the medians; however Mr Rowden also informed the board that shortly after that, the county had changed the procedures required to install irrigation in the right of way. These new changes will not allow the contractor to do the project as quoted. A new estimate will need to be secured after the contractor meets with the county and is able to adjust the proposal to account for the new county requirements. As such, the board approved research into a different proposal to put in irrigation in the pavilion area.

The board asked Mr Schreiber to send out a request to the Villages at Berwick to have the trash along the water tower easement cleaned up and/or preventative measures to stop individuals from dumping in that area. The area is beyond the right of way along the Blvd that Berwick can maintain.

The board discussed a dog park and/or poop stations as brought up in the annual meeting. The board approved a measure to order approx. 9 stations to include several in the pavilion area to replace garbage cans that were previously scheduled to be replaced. Board authorized funds over the \$2500 budgeted to complete this project.

The board authorized commercial soap dispensers since the little jars are being taken by individuals.

The board approved the motion to close out voting for amendment 7 as not enough votes had been cast to get a decision either way. Board didn't set a new deadline for engaging the issue again.

The board discussed a possible name change to remove the Plantation portion from the legal name. Several possible options were discussed but no decision was reached. Mr Schreiber was instructed to discuss options with the attorney and report back to board.

The board set the next annual meeting for July 26, time and location TBD. The next quarterly meeting is scheduled for May 18 at 6:00

Meeting was adjourned at 7:32 pm and the board moved to Executive Session

Submitted by Mr Schreiber Mar 2, 2023

Executive session was convened at 7:33

The board approved the motion to expand the number of board positions to 7.

The board approved Carl Reinisch to fill the vacancy created by Dir Haneline's resignation in 2022

The board named Stacy Martinez and Michael Griffin as new directors to fill the 2 new positions until such time as these can be voted upon by the delegates at the annual meeting.

Mr Schreiber to let all new directors know the results of these actions.

Executive session adjourned at 7:41 pm

Submitted by Mr Schreiber Mar 2, 2023