

## **Berry's Pond/The Shores Annual Homeowner's Meeting Minutes**

*February 21, 2017 Middle Tyger Library*

**Present:** Jay Kaminski, Jeanne Posey, Jameson Clark, Richard Crochetiere, Brittany Key  
Barbara Light (LPM))

**2017 Annual Meeting** Tentative: February 20, 2018

The HOA annual meeting was called to order by Jay Kaminski at 6:30 pm on Tuesday February 21.

**Attendance:** There were 13 households represented, insufficient number for a quorum.

**Minutes:** The minutes from last year's meeting were read and approved.

**Budget:** The cash flow report was distributed along with the proposed budget for 2018.

Beginning Balance \$7401.71

Ending Balance \$7412.82

Question was asked regarding cost of liens and delinquent homeowners, Barbara Light explained that we assume a small percentage of homeowners will not pay, and after two years of being delinquent, the HOA files a lien. There are court and mailing costs with filing a lien, which is why they are filed after two years.

### **Old Business:**

- The recorded final copy of the covenants has been loaded to the website. It is the same as the version that was mailed out with the signing meetings notification. The board decided not to mail out a copy of the signed version to save on both printing and mailing costs, as there are 78 lots in our neighborhood.
- The late fee and fine schedules are not being imposed this year due to the lateness of the filing of the covenants. The board hopes to put together a schedule soon and it will be mailed to each homeowner.
- Any letters going out to homeowners regarding late payments or covenants violations will include a note as to whether the violation would incur a fine once the schedule takes effect.

### **New Business:**

- Once again the board is putting a two payment plan in place for the homeowner dues.  
The full payment (\$150.00) is due on or before March 1, 2017.  
If the two-payment plan is chosen, half of the dues (\$75.00) is due on or before March 1 2017.  
The remainder is due on or before July 15, 2017.
- No outdoor burning of yard waste is allowed.
- Tygerberry Trail information is available on our website as well as the Tyger River Foundation website at [www.tygerriver.org](http://www.tygerriver.org).
  - There are no plans to build a board walk to any subdivision from the trail. This was a thought of the design company and has been removed from any plans.
  - SJWD is aware of the project and has said boating regulations will not change.
  - SJWD has no intentions in the near future to dredge the pond. The silting is due to the amount of construction up river.
- Karen Koon presented information on having Piedmont Natural Gas brought into the subdivision. There is no cost to bring the gas main in, but any homeowner will incur a \$300.00 fee to bring the gas line to their home as well as the fees to run or convert existing gas lines to fireplaces or appliances.
  - Karen Koon is going to talk to Piedmont about possibility getting a letter sent to each homeowner.

### **Nominations:**

- Nominations were requested for the three open positions on the board. There were none.
- Nominations were requested for the architectural committee. There were none.

### **Discussion**

- Q. When will the old wooden street signs be taken down?

A. The board is working on this as they have time available. It takes two people. If you are available to assist, please contact the board via the website.

Meeting adjourned at 7:30

Respectfully submitted  
Jeanne Posey  
BPHOA Secretary

February 24, 2017