

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

February 20, 2018 Middle Tyger Library

Present: Jay Kaminski, Jeanne Posey, Brittany Key
Barbara Light (LPM))

2019 Annual Meeting Tentative: February 19, 2019

The HOA annual meeting was called to order by Jay Kaminski at 6:30 pm on Tuesday February 20.

Attendance: **There were 11 households in attendance with 8 proxies received.**

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 \$7412.82

Ending Balance \$6442.41

Discussion centered on the increased amount of delinquent dues and what is being done.. Barbara brought up the SC Supreme Court ruling, which states that an HOA management company cannot file liens. The filing must be handled by an attorney. This would result in a much larger fee to the HOA association for the liens. Since the board is hoping to keep the dues the same, research is needed to find a more economical method to files liens. Currently the homeowner receives certified letters, the cost of which is added to the amount owed.

Old Business:

- The old green sign posts have been removed, hauled off and the holes filled. The cost was \$100.00.

New Business:

- Once again the board is putting a two payment plan in place for the homeowner dues.
- Late fees are being instituted in 2018. The following examples were reviewed.

Late fees will be incurred until such time as the dues is paid.

Late fee schedule: Dues are due on 2-15-18 Amount: 150.00

If no payment received by 2-15

Late fee is incurred: 22.50 Amount = 15% of dues owed

Total due on 3-15-18 172.50 Dues plus 1 late fee charge

If no payment received by 3-15

Late fee is incurred 22.50 Amount = 15% of dues owed

Total due on 4-15-18 195.00 Dues plus 2 late fee charges

Late fee schedule. Two payment plan, 2nd installment

2nd installment due 6-15-18 Amount: 75.00

If no payment received by 6-15-18

Late fee is incurred: 11.25 Amount = 15% of dues owed

Total due on 7-15-18 86.25 Dues plus 1 late fee charge

If no payment received by 7-15-18

Late fee is incurred 11.25 Amount = 15% of dues

Total due on 8-15-18 97.50 Dues plus 2 months of late fee

➤ **Questions asked:**

Is there auto-pay or auto draft available for the dues. Not Yet.

However, the homeowner can contact their bank to set up a one time draft which will be mailed by the bank at no additional charge. Light Property Management is also reviewing accepting credit and debit card payments but this would not be live in time for 2018 dues.

- Karen Koon presented an update on Piedmont Natural Gas. From what she was told, the entire neighborhood will not be piped. The gas lines will only be brought in as far as the homeowners who were interested in switching to gas. The work is currently in progress.
- Violation Fine Schedule – there will be no fines levied in 2018.
- Safety note: Please ask children to refrain from playing on the brick wall, the boat or near the entrance signs and light. This is for their safety.

Nominations:

- Nominations were requested for one open positions on the board. Ben Hafer offered to fill the position of Treasurer. Nomination accepted.

Discussion

Q. Architectural Review was discussed. Questions such as what updates needed approval.

A. The form and process is on the website. Basically, any outdoor changes need approval. The board assumes any indoor change approval, if necessary, would be handled by the contractor and the county.

Q. The Palmetto grass bushes on the corner of S. Pond View and Berry's Pond Dr are getting so large they are obstructing driver's vision of approaching traffic

A. Light Property Management will contact owner.

Q. Questions were raised about the home at 101 Berrys Pond Dr. The lot has been looking overgrown and in addition neighbors had to crawl under the house in extremely cold weather when pipes broke and water was pouring out of the home.

A. Light Property Management has contacted the bank which owns the house and requested better upkeep. Both the bank and SJWD were contacted regarding the broken water pipes. Big thank you goes out to the Taylors for braving the cold and wet.

Meeting adjourned at 7:30

Respectfully submitted

Jeanne Posey

BPHOA Secretary

February 26, 2018