

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

*February 26, 2019 Middle Tyger Library*

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

**2019 Annual Meeting** Tentative: February 16, 2020

The HOA annual meeting was called to order by Jay Kaminski at 6:30 pm on Tuesday February 26.

**Attendance:** **There were 12 households in attendance with 7 proxies received. Sufficient 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 2019.

Beginning Balance \$6442.41

Ending Balance \$6899.79

The 2018 Actual vs Budgeted report was reviewed, and the 2019 Budget was reviewed.

Question was raised as to why the late fees were in part paid to Light Property Management. Barbara Light explained that there is a lot of extra work to chase after delinquent dues. A percent of the late fee is paid to LPM as part reimbursement for the extra work and part as a way to keep the management fees at the current rate,

### **Old Business:**

- Green paint is available for those homeowners wishing to refresh their mail box post. Please contact the board via the website email or by posting on Facebook. Confirming what is stated in the covenants: The Pond has no color restrictions. The Shores state that the post is to be green and the mail box white..

### **New Business:**

- The board is again offering a two-payment plan in place for the homeowner dues.
- The late fees instituted in 2018 will remain in place in 2019. Fee schedule also remains the same: If the dues are not received by the due date, a late fee of 15% will be levied monthly until the dues are paid.
- Violation Fines are still under review by the board and will not be charged in 2019.
- Safety note: It's been noticed that children are again found on the street when waiting for the bus. Discussion: Scott Taylor present a drawing for a proposed 'neighborhood bus stop'. He asked the materials be funded by the HOA but he would supply all labor. The board had several questions and will discuss at the March board meeting and send any questions to Scott.
- The Tygerberry Trail was discussed which is being created on the opposite side of the pond. Several homeowners had worries that this would be strangers right into their backyards. The board stated that they had no input in the planning stages and the county had given approval by the time a meeting invite was extended.

### **Nominations:**

- Nominations were requested for one open positions on the board. NONE RECEIVED

## Discussion

**Q.** How many vacant homes do we currently have.

**A.** The board is aware of 2. One on East Victor Hill which has been vacant for 20 years, and the one on Berry's Pond Dr. There are 77 lots in total.

**Q.** Is the new home going up on N. Pond View a spec home.

**A.** To the best of our knowledge it is.

**Q.** Is there a lake access for those homes not on the lake.

**A.** One of the homeowners was able to answer this question. Wayne Plylar had intended there would be one. However, he never cleared any area. Since it wasn't cleared 20 years ago, it is in even worse shape now.

**Q.** What is the Facebook site

**A.** Berry's Pond / The Shores.

**Q.** What is the Tygerberry website:

**A.** The Tyger River Organization website no longer has a write up on the trail, but it is mentioned at:

<http://www.tygerriver.org/index.php>

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Meeting adjourned at 7:30

Respectfully submitted

Jeanne Posey

BPHOA Secretary

February 26, 2018