

## **Berry's Pond/The Shores Annual Homeowner's Meeting Minutes (postponed from February)**

*September 29, 2022 Middle Tyger Library*

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

**2023 Annual Meeting** Tentative: February 21, 2023

The HOA annual meeting was called to order by Jay Kaminski at 6:30 pm on Thursday, September 29.

Attendance: **There were 10 households in attendance with 11 proxies received, insufficient for a quorum.**

**Minutes:** The minutes from last meeting held (February 11, 2020 Pre-Covid) were read and approved.

**Budget:** The cash flow report as of 12-31-2021 was distributed.

Beginning Balance \$10,733.51

Ending Balance \$11,207.95

The 2019 cash flow was reviewed. The actual as of 8-31-2022 vs Budget was read. (The budget was mailed along with the dues letter in January and can be found on our website under HOA Minutes.

### **New Business:**

- The entrance sign is in bad shape; the board had a few designs and will ask for quotes. If any homeowner has an idea please forward to Light Property Management.
- Violation Fines are still under review by the board and will not be charged in 2020.

### **Nominations:**

- April Emory volunteered to serve on the HOA board. Welcome April.

### **Discussion**

- Q.** The light near 176 Berry's Pond Dr stays on 24/7 and then burns out and needs replacing often. This is wasteful and costs HOA money.
- A.** The HOA has a contract with Duke with is paid per light pole. While this is wasteful, we are not being charged for it burning 24/7. Now that it has been brought to our attention. LPM will contact Duke Power and let them know. If light continues to burn, homeowner will contact LPM.
  
- Q.** Question regarding the landscaper and 401 N. Pond View. Homeowner stated the trees and shrubs next to the brick wall have not been trimmed or maintained for the last 5 years. He fears that the roots of the trees would become entangled with the gas lines and cause problems.
- A.** LPM will review and confirm that this is HOA communal property and will then speak with the landscaper. May need to contact an arborist and the Underground Utilities before doing anything with the tree.
  
- Q.** Question regarding putting in speed bumps (traffic calming device).
- A.** Jeanne had contacted the County Public Works – Roads & Bridges department. They sent a document with the criteria for putting in speed bumps. The criteria include:
  - 1. Volume of cars must exceed 750 vehicles per day.
  - 2. 85% of drivers must drive 10 MPH over the posted limit.
  - 3. Cost of speed bumps for the neighborhood is \$2000 - \$5,000 per bump.They suggested contacting the County Sheriff asking them to help enforce the speed limit. In the mean time Jeanne will contact the county to ask if the neighborhood can install their own speed bumps. Will the county continue to maintain the roads in the neighborhood?

- Q.** Question came up regarding unleashed dogs and the dangers they can pose.
- A.** Our covenants Section VIII 1. State "Dogs which are household pets, shall at all times, when not on the Owner's Property be on a leash. " If a homeowner sees a dog off leash please send a picture of the animal off the owner's property along with the owner's name to LPM. They will send a letter to the dog's owner.
- Q.** What can be done about the homeowners who mow their grass onto the street
- A.** The covenants Section VII.2.6 specifically state "Storm Drains: Mowing of grass clippings into the street and thus being allowed to wash or be pushed into storm drains is prohibited." If you see this happening please take a picture and send to Light Property Management along with the homeowners address. They will send a letter to the homeowner.
- Q.** Brick signs are looking a bit dirty can they be pressure washed?
- A.** LPM will obtain quotes.
- Q.** Can the neighborhood put green Christmas wreaths on the sign at the front of the neighborhood?
- A.** There is no budget line item for decorations at Christmas or any other holiday. In addition Christmas is a Christian holiday. This may not be politically correct. We can bring it up again at the next annual meeting and take a consensus of homeowners..
- Q.** What can be done with the house at 168 Berry's Pond Dr, which looks uninhabited?
- A.** The house has been sold and the new owner will be doing major clean up and renovation. We do not have a time frame at this point in time.
- Q.** Question asked after reading of the Cash Flow regarding late fees income. What is this?
- A.** While the HOA board was not prepared to discuss this topic at this meeting the year end financials which will be presented at the February meeting will reflect the transactions. Just to remind everyone the amount collected reflects late dues as well as late fees. The following late fee chart was sent out in 2018. The late fee will be charged when dues are not paid according to the payment plan.
- |                                   |         |                                    |  |
|-----------------------------------|---------|------------------------------------|--|
| If dues are due on 2-15-17        | Amount: | 150.00                             |  |
| If no payment received by 2-15-17 |         |                                    |  |
| Late fee is incurred:             | 22.50   | Late fee amount = 15% of dues owed |  |
| Total due on 3-15-17              | 172.50  | Total is sum of dues plus late fee |  |
| If no payment received by 3-15-17 |         |                                    |  |
| Late fee is incurred              | 22.50   | Late fee amount = 15% of dues      |  |
| Total due on 4-15-17              | 195.00  | Dues plus 2 months of late fee     |  |
- Late fees will be incurred until such time as the dues is paid.*
- Q.** Question was raised as to why the late fees were in part paid to Light Property Management.
- A.** It was 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

#### **Meeting take away:**

LPM – Call Duke Energy re street light near 176 Berry's Pond Dr

LPM – Call Sheriff office re speed trap

JP - Ask county if we can install our own speed bumps – would they still maintain streets?

LPM – Verify new areas to maintain, call landscaper to outline areas to maintain request updated quote.

HOA – At next annual meeting bring up question of Christmas wreaths or other decorations on our sign  
***Meeting take away - ALL HOMEOWNERS:*** The nature of the questions that came up at the meeting resulted in board to make a request to all homeowners. If you see a violation of the covenants or notice something that needs fixing or are not getting results from a utility (ie Duke Energy) please call or send an email to the board via the website or contact Light Property Management at **(864) 585-2525** or by email: [lpm@lightpropertymanagement.com](mailto:lpm@lightpropertymanagement.com)

Meeting adjourned at 7:30

Respectfully submitted  
Jeanne Posey  
BPHOA Secretary

September 30, 2022