

Berry's Pond/The Shores Annual Homeowner's Meeting Minutes February 03, 2025 Middle Tyger Library

Present: Jay Kaminski, Amanda King Barbara Light (LPM), Jeanne Posey (by phone)
2026 Annual Meeting Tentative: Tuesday, February 17, 2026 (Due to new library policy this may change)

The HOA annual meeting was called to order by Jay Kaminski at 6:33 pm on Tuesday, February 03.

Attendance: There were 11 households in attendance with insufficient proxies for a quorum.

Minutes: The minutes from last meeting (February 20, 2024) were read and approved.

Budget: The cash flow report as of 12-31-2024 was distributed and the actual income/expenses vs budgeted were reviewed. The actual expenses are lower than budget but when the cost of the sign is figured in they are higher.

Beginning Balance \$13,127.13

Ending Balance \$10,363.29

The 2025 budget was distributed and reviewed. There is one new line item. Since we are now considered a corporation there is a yearly license fee we must pay the state of \$25.

Completed Projects:

- Old sign was rehabbed with fresh wood, fresh paint and a new mural. Cost \$2350.
- Broken lights at the sign were replaced with new fixture and LED bulbs.
- HOA has noticed that the lights shine into the windows of 101 Berrys Pond Dr. We will reach out to them to see how much it bothers them and work on changing the direction the lights are pointing.

New Business:

- The hurricane debris process is still in stage 1 in Spartanburg County. They are still completing the first pass of pick up. We've been told they will come through the neighborhood again on the 2nd pass to pick up any remaining tree debris.
- The HOA website BerryspondtheShores.com will have copies of the minutes and handouts from tonight's meeting.
- Please if you are making any improvements to your house or property the Architectural Review Form which is found on the website should be submitted to the HOA board. Instructions are on the form.
- Projects under consideration for 2025
 - Landscape and mulch will be placed on the median after the sign is completed. Landscape may be held until fall due to the fact there is not a water source on the median.

Nominations:

- No positions on the board are open this year.

Discussion

Q. There is a home on N. Pond View which has bright flood lights on the home and yard. It is very disturbing to neighbors. What can be done about this?

A. The HOA board will look into this.

Q. How many months does the landscaper come.

A. We've arranged for him to come April – October – the growing season.

Q. What can be done about the abandoned house on E. Victor Hill?

A. House has been empty since before 1997. If the owner pays property taxes the board can do nothing.

- Q.** Why are there homes on E. Victor Hill that are part of the neighborhood?
- A.** The original subdivision Berry's Pond was started sometime around 1996. At that time the homes on E. Victor Hill were included as part of the subdivision.
- Q.** Why isn't the income from the delinquent homeowners included as income?
- A.** The HOA can't budget expenses against income that may not be realized.
- Q.** Why is there such a large bank balance?
- A.** The HOA needs a cushion for unexpected expenses. Examples: the sign, the broken lights and also to cover legal expenses for filing liens.
- Q.** What is the late fee process?
- A.** If the dues aren't paid for 2 or more months a late fee of 15% is assessed each month until dues is paid.. During that time certified letters are sent, and if after 2 years dues aren't paid we begin the process of filing a lien. Costs incurred as a result of the legal actions are paid out of the HOA funds..
- Q.** At what point is a lien filed?
- A.** We wait until the amount owed justifies the cost of the lien which is \$250 approx.
- Q.** Why is the two payment plan only \$80.00
- A.** That was a typo no one caught. If a homeowner does pay \$80 for the first payment Light Property Management will contact them and explain that the second payment amount due is \$100.
- Q.** Who makes the decision to raise the dues?
- A.** After review of the budget and the cash on hand the board makes the decision recommendation to raise dues if necessary. History of dues:
- 2025 Dues raised to \$180.00
 - 2022 Dues raised to \$160.00
 - 2013 Dues raised to \$150.00
 - ? Dues raised to \$140.00
 - 2006 Dues raised to \$130.00 for both Pond and Shores residents
 - Dues instituted 1-1-1998 \$100.00 per home
- Q.** With the cost of Duke Energy cost so high, has switching to solar lights been considered?
- A.** Light Property Management has a subdivision who made the switch.
- There are 18 light poles in total in our neighborhood.**
- Total cost of solar lights (bulb, pole and installation) is \$1,000/pole
 - Duke will not remove existing poles just in case the subdivision decides to switch back to electric.
 - Currently Duke incurs cost of bulb replacement or pole damage.
 - With Solar the neighborhood incurs cost of repair/replacement which includes finding electrician with a bucket truck.
 - To switch from electric to solar power would need a vote by the homeowners. The cost of the change may even require a special assessment if there is not enough money on hand.
- Q.** What if we want to remove street lights.
- A.** Again, Duke will not remove poles, and the entire neighborhood would need to vote. In addition the street lights are in the covenants.
- Q.** What is the status of cleaning up the pond?
- A.** The weed harvester is broken. Work was started but is on hold pending repairs. We have no control over the progress.

- Q. A resident asked if her husband could be reimbursed for mulch he voluntarily laid around the median.
A. The board will take this under advisement.
- Q. Homeowner on Pelican Point had question on fire hydrant and a Spectrum box.
A. The Fire Hydrants are the responsibility of the Fire Department. Any future questions should be directed to them. The issue on the Spectrum box should be directed to Spectrum.

Meeting take away:

1. Look into homeowner with the bright floodlights on N. Pond View
2. Follow up on the fire hydrant on Pelican Point.

Meeting adjourned at 7:03

Respectfully submitted
Amanda King on behalf of
Jeanne Posey
BPHOA Secretary

February 4, 2025