



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting  
November 17, 2022  
9:00 AM

In Person and/or Conference Call

**Attending:**

Board Members: Tony Vaccarino, Lee Kurasowicz, Steve Girard, Matt Difabio, and Angela Mariani.

Anchor Associates: Kevin Frost

Tony Vaccarino called the meeting to order at 9:00 am.

A quorum was present. The Proof of Notice was reviewed and is acceptable.

**Approval of the Minutes:**

Tony made a motion to approve the meeting minutes for October 20, 2022. Matt seconded the motion. Vote 5 to 0. The motion carried.

**Treasurers Report:**

Linda reported on a favorable month end financial report for October. \$313,653.00 in the operating account, \$928,599.11 In Reserves for total assets of \$1,242,252.53. Current year net income is \$25,240, still have expenses to pay before the end of the year but should be ahead on budget.

**ACC Committee:**

- |                        |                  |          |
|------------------------|------------------|----------|
| • 7449 Meldin          | Roof Replacement | Approved |
| • 7942 Wexford         | Exterior Paint   | Approved |
| • 7784 Meridan         | Extend Lanai     | Approved |
| • 7797 Meridan         | Replace Windows  | Approved |
| • 7683 Berkshire Pines | Exterior Paint   | Approved |
| • 7417 Meldin          | Exterior Paint   | Approved |



**Social Committee:**

The coffee hour is back and will continue going forward on the first Saturday of the month. The committee is looking for volunteers to help with the Christmas Decorations. The signup for the Magic show on December 9th is available.

**Lake Committee:**

New lake company Advanced Aquatics is doing a good job. The shoreline has been sprayed for torpedo grass, fountain behind the clubhouse will have the timer checked.

**New Business:**

**2023 Budget Discussion & Approval** – Discussion was had regarding the 2023 proposed budget and reason for increases. Matt made a motion to approve the 2023 proposed budget as submitted, Tony seconded. Motion passed 4-1, Lee Kurasowicz was opposed.

**Approval & Discussion of New Landscape Company** – Tony discussed the bids that were presented to the Shores. After careful review and consideration as to what the communities' needs are, Daley Lawn Care is the best option. Tony made a motion to approve the estimate from Daley Lawn Care in the amount of \$38,580 monthly, Matt seconded, and all were in favor. Management will notify current vendor Brightview and look to make the change starting January 1<sup>st</sup>, 2023.

**Sealcoating Approval** – Tony made a motion to approve the estimate from Bain Sealcoat in the amount of \$66,190.00 to sealcoat all the roads & club house parking area, Steve seconded, and all were in favor. This estimate also includes patching & saw cutting for asphalt repairs, as well as all new striping. This is the same contractor who last completed the sealcoating. We expect to have this completed before rainy season.

**Pool Project Update** – Still waiting on permits as well as materials, Fence company is waiting on survey so they can submit their permit as well. New furniture is in and will be delivered shortly.

**Board Resignation** – Doug Nelson & Britt Ragle have resigned from the board. Tony and the board want to thank Both Doug & Britt for the service to the community, they will be severely missed.

**Adjournment:**

Tony Vaccarino made a motion to adjourn the meeting at 10:10 am.