



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
January 20, 2022
6:00 PM

Conference Call Only

Attending:

Board Members: Tony Vaccarino, Doug Nelson, Britt Ragle, Lee Kurasowicz, Steve Girard, Angela Mariani

Treasurer: Linda Myron

Anchor Associates: Kevin Frost

Tony Vaccarino called the meeting to order at 6:00 pm.

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

Meeting:

The following rule was used for the meeting. An owner may speak for three minutes on any agenda item, no member may speak more than once until all owners wishing to speak for the first time have done so, and owners may speak only twice on a single agenda item, the second time for one and a half minutes. Only the items on the agenda will be discussed.

Approval of the Minutes:

Lee Kurasowicz made a motion to approve the meeting minutes for December 16, 2021. Britt Ragle seconded the motion. Vote 6 to 0. The motion carried.

Treasurer's Report:

Linda Myron reported that we received the financial statements for the month of December 31, 2021 and the year ended from Anchor Associates. Budgeted revenues for the year were \$1,604,600.00 actual revenues were \$1,629,727.33 for a positive variance of \$25,127.33. Budgeted expenses and Reserve contributions for the year were \$1,604,600.00, actual expenses were \$1,540,892.78 for a positive variance of \$63,707.22. Our net increase to Equity for the year is \$88,834.55.



Lee Kurasowicz made a motion to accept the treasurer's report. Tony Vaccarino seconded the motion. Vote 6 to 0. The motion carried.

ACC Committee:

7703 Berkshire Pines Dr. – Expand lanai and install new cage, *Approved*

7446 Meldin Ct. – Repaint house with pre-approved colors, *Approved*

Lee Kurasowicz made a motion to accept all of the ACC recommendations for approval. Tony Vaccarino seconded the motion. Vote 6 to 0. The motion carried.

Social Committee:

The Night at the Races has been moved to January 29th and may be moved again depending on COVID outbreaks. TGIF has been cancelled for the remainder of the season. The 1920's Dinner/Dance in February will have the doors open to the pool for those who want to sit outside during the event.

Lake Committee:

The weeds are starting to appear again. Solitude Lake Management treated the lake recently for the continued growth of the weeds. We are looking to possibly change vendors for the maintenance of the lake. New lake maintenance proposals are being requested by the Board.

Appeals Committee:

Upheld the fines from last month's Board Meeting of a fine of \$200 against 7657 Berkshire Pines Dr., representing fines of \$100 per incident since the November 2, 2021 violation letter for having a commercial van parked in the driveway at night. Also upheld was a fine of \$1,300 against 7555 Meadow Lakes Dr #104 representing fines of \$100 per day for every stay past the 4 that is allowed.

Old Business:

- Website update:
Content has been written for the new HOA website and pictures have been placed. The website is ready to be uploaded and presented to the Board for review and feedback on Friday, January 28, 2022.
- Quote for painting pool deck and fencing:
The quote for painting the pool deck has been received. We are looking for additional quotes for paver installation as an alternative.
- Update on the pool furniture and carpeting for the clubhouse:
The pool furniture is scheduled for delivery in March due to supply chain issues. Proposals for the carpeting are still under review.



New Business:

- ACC Guideline discussion:
The discussion pertained to changes to AC4, 6, and 20. Recommended AC4 changes pertained primarily to roof color and sample requirements. Recommended AC6 changes pertained primarily to shutters and trim color options. Recommended AC20 changes pertained primarily to garage coach light color options. These recommendations will be sent to the membership for review and feedback. Once the final draft of the changes is completed, it will be voted on by the Board.
- Discussion and approval of the gatehouse painting:
The Board discussed and approved of the gatehouses being painted to match the clubhouse.

Doug Nelson made a motion to approve the painting of the gatehouses at a cost of \$1,900. Angela Mariani seconded the motion. Vote 6 to 0. The motion carried.

- Discussion of adding concrete pad between bocce ball court and tennis court:
The board approved the additional concrete for the placing of 2 benches for bocce ball. The concrete could not be the same length as the bocce ball court because of underground piping.

Lee Kurasowicz made a motion to approve \$1,500 for an additional concrete pad for the bocce ball court. Doug Nelson seconded the motion. Vote 6 to 0. The motion carried.

- Discussion of Girl Scouts hosting a cookie booth for residents only:
The Board discussed and decided that a cookie booth could be set up in front of the clubhouse for residents only on February 5, 2021.

Doug Nelson made a motion to approve the use of a neighborhood Girl Scout cookie booth in front of the clubhouse on February 5th and the posting of a notice on the bulletin boards for the event. No Girl Scout door hangers are to be allowed in the community nor solicitation at the clubhouse or pool area. Lee Kurasowicz seconded the motion. Vote 6 to 0. The motion carried.

- Discussion of adding an additional fountain to the lake:
There was discussion pro and con for adding an additional fountain to the lake. The main purpose of the new fountain is to create white noise to drown out the noise coming from Santa Barbara Blvd. and the interstate highway. This topic will have further discussion.



Fines:

- 7550 Meadow Lake Dr #104 – consideration and approval of fines re: Unauthorized occupant

Tony Vaccarino made a motion to approve a fine of \$2000 against 7550 Meadow Lake Dr. #104, representing fines of \$100 per day for occupant living in the unit without a lease for over 30 days. Britt Ragle seconded the motion. Vote 5 Yes, 0 No, 1 Abstention. The motion carried.

- 7799 Berkshire Pines Dr – consideration and approval of fines re: Painting Villa without ACC approval

Due to a procedure issue Doug Nelson made a motion to rescind a fine of August 19, 2021, representing fines of \$100 per day for painting villa without ACC approval. Lee Kurasowicz seconded the motion. Vote 6 to 0. The motion carried.

Doug Nelson made a motion to approve a fine of \$2,000 against 7799 Berkshire Pines Dr representing fines of \$100 per day for every day in violation for painting villa without ACC approval based on a letter sent December 15, 2021 giving the owner until January 10, 2022, to correct the issue. Britt Ragle seconded the motion. Vote 5 Yes, 0 No, 1 Abstention. The motion carried.

Announcements:

None

Member's comments or questions on agenda items:

None

Adjournment:

Tony Vaccarino adjourned the meeting at 7:20 pm.

Respectfully submitted,

Britt Ragle
Secretary