



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
February 2, 2022
10:30 AM

In-Person and/or Conference Call Workshop

Attending:

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

Doug Nelson called the meeting to order at 10:30 AM.

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

Meeting:

The purpose of the meeting was to discuss various updates and pending ACC guidelines.

Workshop Discussions:

- ACC Guideline revisions:
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 probably in March 2022.
- New 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 tentatively on Friday, February 4, 2022.
- Flooring for the clubhouse:
The billiard room, library and card room will be changed to vinyl flooring for ease of maintenance. The ballroom will have high quality carpeting. Quotes are still being sought.
- BrightView Landscaping:
The account manager for our community has changed numerous times since the HOA entered into a landscaping contract with the company. Brightview has been put on notice that certain areas need to be improved. There have been complaints from owners



about the sloppiness of their work. The new account managers should be more responsive to our needs. Lee Kurasowicz requested that at each change of BrightView management here at The Shores, the members of the Board be both notified and given their telephone number and email address. Dustin and Isaac are the new account managers.

- Irrigation:
All of the leaks have been repaired. Timers and sensors for use with the irrigation system are being evaluated.
- Pavers for the pool area:
Quotes are forthcoming in the near future. ACC committee members have looked at other communities using pavers. They will make their recommendations to the Board.
- Sealant for the community roads:
It was suggested that we hold off on sealing the street until the Preserve has completed all painting, gutter and window installations. This work will probably take about a year to complete.
- Homeowner construction deposit requirement:
The current construction deposit requirement for alterations to property is \$1,000. The Board is considering raising the amount of the deposit requirement. Further discussion is needed on this topic.
- Pool furniture update:
The pool furniture should be delivered by the end of March or the first of April.
- Police monitoring and tracking of vehicle speeds in the neighborhood:
The Sheriff's office has been monitoring The Shores for speeding violations and will make recommendations to the Board for steps that we can take.

Member Comments:

Board Members were asked if we were going to allow a garage sale in the community. The answer was no and that it had been voted down at one of the Board Meetings.

A member commented that he saw one of the cleaning crewmembers using water to clean the wood floor in the ballroom. Only a damp mop is to be used on that wood flooring. Tony will follow up with the cleaning crew.

Adjournment:

Tony Vaccarino adjourned the meeting at 11:35 am. Matt Difabio seconded the motion.

Respectfully submitted,

Britt Ragle
Secretary