



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting  
March 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

Tony Vaccarino 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:**

- March Board of Directors Meeting Date:  
The March Board of Directors Meeting will be held on March 16<sup>th</sup> after the Annual Members Meeting of 6 pm. We thought there was going to be a conflict with PCA Meeting on the calendar but found out that there is no conflict with the date.
- ACC Guideline revisions:  
The discussion pertained to proposed 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. Condo guidelines will be added for building paint colors, gutters and downspouts. Input will come from the Preserve Condo Association. Once the final draft of the changes is completed, it will be voted on by the Board probably in April or May of 2022.
- HOA check signing policy:  
A requirement of two signatures is being considered for amounts of \$10,000 or more to add another check and balance. Also we are considering the assignment of a Board Member to monitor monthly bank balances. We need to check with our bank to make sure that they will verify the two signature requirement before we implement the new process.



- Guest Stay restrictions:  
Rules and Regulations language is being updated to improve the requirements for a guest at a homeowner property without the owner present. It will also cover background checks and additional people moving in to the homeowner property.
- Lake update for switching vendors and update on carp release to prevent weed growth:  
We are actively seeking out a new vendor to manage our lake and are pushing to have the carp release done as soon as possible. We do not plan to change vendors until the carp has been placed in the lake because we have already made a down payment for the carp.
- New Website update:  
Content has been written for the new HOA website and pictures have been placed. The website developer requested some more information. The website should be ready to be uploaded and presented to the Board for review and feedback tentatively in March of 2022. We are insisting on a firm date for completion.
- 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 carpet tile with a 10 year warranty. Local vendors couldn't accommodate us so we are dealing with some manufacturers. Quotes should be received very soon.
- Pavers for the pool area:  
Quotes have been coming in around \$55,500 for pavers and new coping. ACC committee members have looked at other communities using pavers. They will make their recommendations to the Board. Once a vendor is able to start the project it will take one week to finish.
- Traffic Study update:  
Collier County Sheriff's Office (CCSO) completed a traffic study of The Shores at Berkshire Lakes. They found that less than 2% of the vehicles monitored were over the speed limit. Over 6,000 vehicles were involved in the study over a one week period. CCSO indicated that we do not have a speeding problem. However, we do have problem with vehicles running through our stop sign intersections. Ticket have been issued by CCSO. They will continue to monitor our community for stop sign violators.
- Pool temperature monitor:  
The heaters monitor the incoming and outgoing water temperature which is set at 86-87 degrees.
- Social Committee funding:  
There is no need to fund the social committee. Currently all event profits are used to purchase kitchen supplies.
- Preserve cleanup behind homes:  
Kevin will check the cleanup schedule and report back to the Board.



Member Comments:

A member stated that the cage area where the pumping station is located, north of the playground, needs to be cleaned up and locked. A deck box will be purchased to store small items that are in that area.

A member stated that Everyday Landscaping used to throw landscaping material behind the front entrance walls at the Santa Barbara entrance. This will be investigated

A member stated that the storm drainage ditch at the Santa Barbara entrance on the right hand side is clogged with debris. We will determine who is responsible for cleaning it out, The Shores or the county.

A member stated that a palm tree needs to be trimmed near the sidewalk leading to the swimming pool. We will ask BrightView to trim the tree back.

A member stated that the sidewalk that ends on Berkshire Pines Dr (East side) near Leicester Dr needs to be extended to the right so that it meets the road. Then a crosswalk to the other side of the street should be installed. Also on the other side of Berkshire Pines Dr (West side) near the gate for Radio Road and in front of the digital sign, the sidewalk needs to turn to the left and a crosswalk installed across to the other sidewalk on the East side.

A member asked about the cost of repairing the mailboxes. That will be voted on at the Annual Meeting on March 16<sup>th</sup>. We are holding off on getting a quote until we know if the community passes the mailbox maintenance vote.

A member stated that they had a problem with the recent proxy. There were three items but only two opportunities to vote. Future proxies will have a vote for each item.

**Adjournment:**

Tony Vaccarino adjourned the meeting at 12:05 am.

Respectfully submitted,

Britt Ragle  
Secretary