



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting  
April 21, 2022  
9:00 AM

In Person and/or Conference Call

**Attending:**

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

Lee made a motion to approve the meeting minutes for March 16, and April 6, 2022. Doug seconded the motion. Vote 7 to 0. The motion carried.

**Treasurers Report:**

Linda reported on a favorable month end financial report for March. Budgeted revenues were \$135,346.00 and actual revenues were \$141,456.00 for a positive variance of \$6,110.00.

Budgeted expenses were \$134,936.16 and actual expenses were \$149,953.43 for a negative variance of \$15,017.27. The net decrease to Equity for the month is \$8,907.27.

**Approval of Revised ACC Guidelines**

Only change made was to AC-20, dropped the requirement to have fixtures on the paint form, everything else is the same as discussed in prior meetings. Lee made a motion to eliminate the color black from the guidelines, motion did not pass for lack of a second. Tony made a motion to approve ACC guidelines as presented, Doug seconded, all were in favor with the exception of Lee who opposed.

**ACC Committee:**

7515 Berkshire Pines Dr                      Expand lanai and install new bronze cage                      **Approved**

- 7811 Berkshire Pines Dr                      Install hurricane shutters                      **Approved**



- 7740 Haverhill Ct Remove oak tree **Approved**
- 7879 Berkshire Pines Dr Install impact french door entry **Approved**
- 7480 Berkshire Pines Dr Landscaping around pool cage **Approved**

(7484 Berkshire Pines Dr has approved landscaping request for 7480 Berkshire Pines Dr as plantings are on their property)

- 7813 Berkshire Pines Dr Install hurricane shutters **Approved**
- 7811 Berkshire Pines Dr Install front door screen enclosure **Approved**
- 7811/7813 Berkshire Pines Dr Replace villa roof (both sides) **Approved**
- 7813 Berkshire Pines Dr Install front door screen enclosure **Approved**
- 7942 Wexford Dr Replace pool cage, soffits, fascia, gutters, & downspouts (all bronze) **Approved**
- 7525 Lourdes Ct Replace garage door with hurricane door **Approved**
- 7821/7823 Berkshire Pines Dr Replace villa roof (both sides) **Approved**

Lee made a motion to accept the committee's recommendations, Tony seconded, and all were in favor. 7515 BPD was originally denied, but due to the new ACC guidelines that were approved this meeting, 7515 BPD ACC request has been approved.

**Social Committee:**

Nothing new to report

**Lake Committee:**

The carp have been installed to help with the hydrilla weed. Fountain behind the clubhouse is out again, management will contact the fountain contractor to check the motor.

**Appeals Committee:**

Next hearing is scheduled for May 18<sup>th</sup> at 5pm in the clubhouse.

**Old Business:**

Update on the website – New website is ready to launch on Sunday, Tony and Angela will work on having the financials password protected as they currently are.



Clubhouse Flooring – Doug made a motion to approve estimate to replace the carpet in the ballroom for \$17,159.43, Tony seconded, and all were in favor except for Lee who opposed.

**Preserve Area Clean-up Schedule** – Kevin informed the board that section 1 (see attached map) will be the first area of the preserve to be taken care of. Will push back a minimum of 8 feet, trim the palm trees and spray a herbicide on all vines. Tony made a motion to approve the estimate in the amount of \$9,600.00 from Soto's Lawn Service, Lee seconded, and all were in favor. Brightview Tree division submitted a quote as well for \$38,000.00. Kevin will schedule the work to start in May sometime.

**Power Washing Schedule** – Second quarter sidewalk and street gutter treatment is set to begin at the end of this Month (April). This is a quarterly service that the Shores is contracted with EZ Exterior Cleaning.

**New Business:**

**Mailbox Maintenance Plan Discussion** – The board and the ACC committee will investigate all the options there are for the mailboxes, do we want to just maintain the mailboxes as they currently are, or do we want to install a new style of mailbox. The preserves will let us know if they are interested in the master association maintaining their mailboxes as well at a later date.

**Preparing proxy for pool paver work** – Tony made a motion to send the proxy for the pool paver project with the meeting to be held on June 1<sup>st</sup> at 9am in the ballroom, Lee seconded, and all were in favor. The board will put together a summary of what the project will entail, as well as attach a picture of the pavers with the proxy. Below is how the proxy will read.

**Material Alteration to Common Area Pool Deck.** The Board of Directors has proposed a repair and renovation of the existing pool deck, which will include material alterations to the Common Areas. Specifically, the Board proposes to replace the existing concrete pool deck with pavers. The Board believes that the proposed renovations will improve the quality of life for all residents and serve to protect the value of the homes in Berkshire Lakes.

Enclosed herewith, please find a) graphic depictions and descriptions of the proposed improvements, and b) a non-exhaustive summary of proposed improvements. Some of the material alterations require the approval of a majority of the voting interests present and voting (in person or by proxy) at a meeting at which a quorum is present.

If the project is approved, the Board will enter into a contract(s) to construct all improvements. The anticipated cost of the project is approximately \$60,000, depending on the availability of materials and labor.



**Fines:**

No Fines.

**Announcements** – Tony would like to remind everyone that they must shower before entering the pool, the filters are getting clogged due to all the lotions and body oil, remember to inform your guests of the pool rules along with a reminder of no smoking around the pool.

**Adjournment:**

Tony Vaccarino made a motion to adjourn the meeting at 10:06 am. Angela seconded the motion. The motion carried.

Respectfully submitted,

Kevin Frost  
CAM



**Section 1**

**Section 2**

**Section 3**

Berkshire Pines Dr

Meadow Lakes Dr

Woodbrook Cir

Lourdes Ct

Berkshire Pines Dr

Berkshire Pines Dr

Radio Rd

Radio Rd

Belina Dr

e Commons