



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
April 6, 2023
10:30 AM

Attending:

Board Members: Tony Vaccarino, President, Matt Difabio, Vice President (left at 11:25), Colleen Rinaldi, Secretary, Steve Girard, Director, Angela Mariani, Director (via phone), Richard Vinton, Director, Bill Allen, Director

Treasurer: Linda Myron

Anchor Associates: Not Present

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 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:

Tony Vaccarino made a motion to approve the March 16, 2023 minutes, Colleen Rinaldi seconded Vote 7 to 0. The motion carried.

New Business:

• **Irrigation Upgrade:**

Tony Vaccarino said the delay in fixing the irrigation system and timers has caused the need of major wiring revamp. The Board received two bids--a higher second bid along with Mikes Irrigation bid. Tony also stated the system is working "copacetically" only due to the great efforts and hard work of our landscapers at Daley. Matt Difabio said that the system is in urgent need of updating.

Colleen asked if the system was now working "copacetically", why it has to be done immediately. She asked that the Board delay signing a contract until after hurricane season or six months as not to deplete the reserves and assess residents and to give the Board time to get at least three bids. She felt that spending over \$240,000 on a project with very little Board discussion is very unwise. Tony Vaccarino and Matt Difabio disagreed about the delay.

Treasurer Linda Myron stated that the Board was still discussing percentages from Irrigation Reserves and Infrastructure Reserves and assessing the balance, but that would have to be discussed and agreed upon at a Board workshop.



Bill Allen expressed concern that as a new board member, he was not fully informed on this project and every time he tried to get information was told “this just needs to get done.” He also expressed that he did not like that Tony kept using the word “we” when discussing how decisions are being made.

Tony Vaccarino made a motion to vote on Mikes Irrigation contract. Colleen asked if that was the end of discussion. Tony said that it has been discussed enough in the past. Tony made the final motion to accept Michaels Irrigation bid of \$242,107.75, Matt Difabio seconded it. Vote 5-2 with Colleen Rinaldi and Bill Allen voting No.

Residents began to shout as the Board did not allow public comment before the vote. It was then opened up to public comment.

Resident asked why the Board did not hire an engineer to assess the system. Resident also asked how much we currently spend on irrigation repairs. Linda confirmed around \$2,000/month and that the \$2,000/month included sprinkler heads and pipe repair, which are not part of this project.

Pat West, President of The Preserves, asked how often the problems with the irrigation system were discussed by the Board. Colleen Rinaldi stated that the Board and Workshop minutes for the last few years did not mention the irrigation system. She did recall how it was discussed at a workshop meeting she attended in October 2022 and the Board decided that the pool paver project took priority. Colleen Rinaldi described that at the March 16, 2023 meeting, the Mikes Irrigation contract was on the Agenda and the Board was ready to approve it with no competitive bids. As a result, approval of the contract was tabled.

Residents complained about short notice of the meeting and that only one Agenda item “New Business a. Irrigation Upgrade” was posted on April 4th in the front of clubhouse building and inside bulletin boards and that an email blast was not sent out until April 5th, the day before the meeting.

Bill Allen, again discussed how as a new Board member, he has not gotten the needed information and a workshop meeting needs to happen. Steve Girard said that “we”—the more senior Board members—“have no obligation to bring you up to date” on what’s gone on in the past. This caused residents to get upset.

Resident who has lived in the community for 20 years said that he feels we have been kicking this down the road too long. He said Stahlman England came to his house and told him that the problem with his irrigation system was the sprinkler heads. He felt he should not have to pay Stahlman England for this work and should be paid for by The Shores HOA.

Resident asked if there are some other projects that can be delayed and also, when the assessment will be assigned. Matt Difabio answered yes, that some items not already approved could be delayed and that how the Board levies the assessment will have to be discussed and a two-week notice of public meeting of assessment to residents needs to happen. Resident complained that the Board seems to



schedule major decisions when a majority of residents will not be here. Matt Difabio mentioned supply chain, contractors, and post Irma has been very difficult and we are at the mercy of the contractors.

Resident and former Treasurer, Dennis Hemond asked if the assessment would be to all 517 homes as the all contributed to the Infrastructure and Irrigation Reserves and it serves common areas. Tony Vaccarino confirmed it would serve the perimeter of the Shores including a large portion of common area fichus, club house and front entries. Dennis seemed concerned with the option of only 329 homes being assessed and excluding The Preserves from assessment. He requested the Board to carefully consider how they do the assessment and to bring in our Property Manager if not an Attorney. Dennis Hemond said installment payments would also be a book keeping nightmare as it was tried in the past.

Christine Kenneflick, Vice President the Preserves, discussed how The Preserves' residents are not getting the upgrade benefit. She stated: "If you were to divide by everybody--condos, homes and villas--then we would expect ours to be redone too. So that's not the case, right? You are just doing the homes and villas?" Matt Difabio and Tony Vaccarino confirmed that was the case.

Christine Kenneflick asked Treasurer Linda Myron if they "swap" around reserve accounts. Linda Myron said no. Tony Vaccarino said they have reserve lines and the Board has discussed this in the past and felt it was a little "shaky". Linda Myron said it would be book keeping nightmare.

There was discussion about a resident's Facebook private group page and Nextdoor posts. Majority of the residents found out about the meeting only due to those posts. Some on the Board did discuss how it could have done a better job with its communications and how the Website is still not working as well as it should.

Adjournment:

Tony Vaccarino motioned to adjourn the meeting at 11:45 pm.

Respectfully submitted,
Colleen Rinaldi
Secretary