



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
May 11, 2023
6:00 PM

Attending:

Board Members: Tony Vaccarino, Matt Difabio, Steve Girard (via phone), Angela Mariani, Richard Vinton (via phone) and Bill Allen.

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.

Approval of the Minutes:

Matt made a motion to approve the April 6th, 2023, workshop minutes as written with no changes, Tony seconded, Vote 6 to 0. The motion carried.

Matt made a motion to readdress the April 24th minutes at the next meeting before approving, Tony seconded, vote 6 to 0. The motion carried.

New Business:

Approval for \$105,000 Assessment for irrigation project:

Tony Vaccarino went over the assessment allocation for the single-family homes, villas, and the preserves. Tony informed the members that if the assessment is approved this will be a one-time payment with a separate invoice.

	<u>Single Family</u>	<u>Villas</u>	<u>Preserves</u>
S/F and Villa Allocation:	\$40,066	\$33,702	
Common Area Allocation:	<u>\$10,463</u>	<u>\$9,432</u>	<u>\$11,337</u>
TOTAL PER HOUSEHOLD:	<u>\$292</u>	<u>\$276</u>	<u>\$60</u>

Matt Difabio made a motion to accept the proposed assesment for \$292 to the single family home owners, \$276 to the Villa owners, and \$60 to the Preserve owners due on June 15th. Angela seconded the motion, the motion carried with a vote of 5 to 1, Bill Allen opposed.

Adjournment:

Tony Vaccarino motioned to adjourn the meeting at 6:32 pm.

Respectfully submitted,
Kevin Frost (CAM)