



**The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Workshop
February 22, 2023
10:00 AM
Card Room**

Attending:

Board Members: Tony Vaccarino, Matt Difabio, Steve Girard, Angela Mariani, Colleen Rinaldi, Richard Vinton, Bill Allen (Bill left early)

Treasurer: Linda Myron

Tony Vaccarino called the meeting to order at 10:00 AM.

A quorum was present.

Meeting:

The purpose of the meeting was to discuss various updates.

Workshop Discussions:

- I. Social Committee Facebook Page and The Shores Web Page
 1. Colleen Rinaldi discussed establishing a Social Committee Facebook Page for residents. Matt Difabio would like to see page before board approval
 2. Colleen also discussed deficiencies with The Shore Web Page:
 - a) Board member access to ADMIN page.
 - b) Social committee is unable to upload and change events on Events/Calendar pages.
 - c) Unable to upload Board information, minutes, agendas, etc.

- d) Website is designed more for realtors than for residents.
- e) Rich Vinton discussed a Pull vs Push website design which he discussed with Angela Mariani.

II. Increasing the HOA transfer fee for new home owners

- 1. Board agreed to raise the HOA transfer fee.
- 2. Board will need to discuss the amount of increase.

III. The future of private parties in clubhouse

- 1. Tony Vaccarino, Kathy Ruch and others all agreed that the ballroom rentals are being abused by residents who are renting to outsiders, serving alcohol, playing loud music and staying past rental time.
- 2. Board agreed that all new ballroom rentals will be put on hold.
- 3. Suggestions:
 - a) Form a separate committee to handle rentals
 - b) Increase rental fee from \$250
 - c) Charge extra for mandatory security guard
 - d) Charge extra for cleaning

IV. Gym rules, exercise equipment and TVs

- 1. Tony Vaccarino discussed issues with remotes, loud playing and failure to turn off TVs.
- 2. Tony also discussed residents' failure to stay off broken equipment.
- 3. Suggestions:
 - a) Place a cord or attach remotes to wall.

V. Signage around pool area

- 1. The signs by pool are fading and hidden by chairs. New more visible signs will be put up with pool deck renovation.

VI. A letter to renters

- 1. No need for letter as all approved renters must sign the HOA Rules.

VII. Discuss costs and feasibility of key card reader at Radio Road entrance

- 1. Residents have complained about GPS sending guests to Radio Road entrance and blocking entry to this Residents Only entry.

2. The cost and physical logistics of having an entry for guest at this location is too expensive.
3. Suggestions:
 - a) Post a larger sign stating "RESIDENTS ONLY GUESTS: SANTA BARBARA ENTRANCE"
- VIII. The Board voted 6-0 to approve the below ACC Committee Approvals from February 16, 2023 Annual Meeting (Bill Allen not present):
 1. 7413 Meldin Ct. paint house
 2. 7703/7699 BPD. Paint villa
 3. 7761 Haverhill Ct. replace windows
 4. 7821/7823 BPD. Paint villa
 5. 7747/7743 BPD. New windows
 6. 7530 Lourdes Ct. New cage
 7. 7739 BPD. New Windows
- IX. Members' Comments
 1. Resident asked about ficus. Tony confirmed that Daley Lawn Care will be replacing only the ficus along Main Entrance roadway. Board is looking for alternatives to ficus as the cost of maintaining them (whitefly treatment) is very expensive.
 2. John Rinaldi, along with Butch Rodio, volunteered to form a Common Area Landscaping Committee to work with Jeff at Daley Lawn Care. They are looking for an additional volunteer. Board will need to confirm landscape budget and discuss forming such a committee.
- X. Colleen Rinaldi discussed changing the Board Meeting time to the evening so that working residents may attend. We can discuss revisiting this at next Board Meeting.
- XI. Board Meeting scheduled for Thursday, March 16, 2023 at 9:00 AM
- XII. Adjournment: Tony Vaccarino adjourned the meeting at 11:00 AM.

Respectfully submitted,

Colleen Rinaldi
Secretary