



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
March 16, 2023
9:00 AM

Attending:

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

Treasurer: Linda Myron

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.

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.

Presentation by Jeffrey Daley of Daley Lawn Care:

Jeff discussed the Mikes Irrigation bid for much needed wiring revamp of The Shores irrigation system. The project involves replacing our current wired system with new technology that includes a Hunter 2-wire frequency system. This is the system used on golf courses and is the best for a community as large as ours. He recommended that the board accept Mikes Irrigation bid as this company is a certified installer and repairer for Hunter Products and have been in business for 40 years

Approval of the Minutes:

Bill Allen mentioned the minutes did not reflect that he left early and did not vote for ACC approvals. Matt Difabio made a motion to approve the minutes for February 22, 2023 Workshop with changes. Tony Vaccarino seconded the motion. Vote 5 to 0. The motion carried.



Treasurer's Report:

Linda Myron reported that we received the financial statements for the months of January 31, 2023 and February 28, 2023 from Anchor Associates. January had a positive balance of \$17,381.28 and February had a positive variance of \$14,035.75. Our net increase to Equity for the two months ended February 28, 2023 is \$31,417.03. Linda commented that we are doing well financially.

ACC Committee:

7825 & 2827 BPD – new villa roof – owner is Rodio *Approved*

7826 & 7830 BPD – new villa roof – owners are Trento & Hartline, *Approved*

Matt Difabio made a motion to accept ACC recommendations. Colleen Rinaldi seconded the motion. Vote 7 to 0. The motion carried.

Social Committee:

Kathy Ruch asked for approval for Susanne Gabriel to place a box for canned good and non-perishable food for St. Mathews House. *Approved*

Kathy Ruch requested the purchase of a new barbeque grill for clubhouse needed before Memorial Day BBQ. *Approved*

Lake Committee:

Kim Wilson said lake is doing very well with new carp. Colleen Rinaldi mentioned the new lake maintenance company Advanced Aquatics have been quick to answer any and all concerns residents have.

Appeals Committee:

Tony Vaccarino discussed filling two seats on Appeals Committee. Part-time resident Doug Nelson agreed to temporarily filling one of the vacancies. Board is looking to fill the two seats with full-time residents. Tony has two candidates in mind and will contact them.

Unfinished Business:

- **Website and Admin Panel Update:**

Tony Vaccarino asked Angela Mariani to contact Dot.com for an update of on the Admin panel which is part of contract signed with Dot.com on 6/21/2021. Board is still unable to make needed changes to page without going directly to Anna Natello at Dot.com.

- **Mailbox Maintenance Update:**

Painting and repairs to mailboxes will begin the end of March 2023.

- **Discuss Board Meeting Schedule Time:**

Tony Vaccarino motioned to move next scheduled April 20, 2023 meeting to 6:00 PM. Angela Mariani seconded. Vote 7 to 0. The motion carried



New Business:

- **Increasing the HOA Transfer Fee for New Homeowners:**
Matt Difabio explained the most we could charge is \$1,050 to stay within the percentage of maintenance requirement. Matt Difabio made a motion to raise HOA transfer fee to \$1,050, Colleen Rinaldi seconded. Vote 7-0 Motion carried.
- **Irrigation Quote:**
Colleen Rinaldi stated that the Board has received only one bid from Mikes Irrigation and asked to see at least 3 competitive bids for an irrigation project that will cost \$242,107.75 and require an assessment to our homeowners, excluding the Preserves.
Matt Difabio and Tony Vaccarino said they have received two other bids that were much higher. However the Board was advised that these other bids were old, (one bid was 5 years old and the other was at least 2 years old). Copies of these bids were not provided to the Board prior to the meeting and thus could not be evaluated. Colleen Rinaldi and several residents agreed that these bids could not be used for a project this big and that as fiduciaries the board had a legal obligation to get at least two current complete bids. Butch Rodio stated that competitive bids should be received from irrigation companies instead of landscaping companies. No action was taken as it was agreed that a vote could not be taken with just one current bid. The Board agreed to acquire more current bids to be evaluated at the next meeting.
- **The Future of Private Parties in Clubhouse Ballroom and Card Room:**
Tony Vaccarino discussed the issues with event planner residents renting ballroom to non-residents.
Doug Nelson said Bylaws state that there can be no parties at the Clubhouse that are not open to all residents.
Colleen Rinaldi pointed out that residents have not been informed by email nor on the website that there has been a change to our clubhouse rental policy and that Anchor Management has received three applications for parties.
Tony Vaccarino asked Angela Mariani to instruct Dot.com to remove all language on our website allowing private parties as soon as possible
Steve Girard made a motion to suspend all private parties in the clubhouse, Matt Difabio seconded. Vote 5-2 with Colleen Rinaldi and Bill Allen voting No. Motion carried.
- **Establish Front Entrance Landscaping Committee:**
Tony made a motion to approve Front Entrance Landscaping Committee consisting of Angela Mariani, John Rinaldi, Butch Rodio, and Josie Caiccio, seconded by Colleen Rinaldi. Vote 7-0 Motion carried.



- **MHOA Board Members being on non-administrative committees:**

Tony Vaccarino confirmed there is nothing in our bylaws restricting Board Members from being on committees. Bill Allen discussed his not-for-profit board experience and how board members are encouraged and in some cases required to be on committees as it creates a better understanding of communities needs and helps educate the committees on the necessary rules and bylaws. Bill Allen expressed interest in being on the ACC. Colleen Rinaldi made a motion to approve Bill Allen to the ACC Board, Matt Difabio seconded. Vote 7-0. Motion carried.

Fines:

No fines this month.

Announcements:

Tony Vaccarino:

Residents must stop feeding the ducks. Residents have had damage to their homes from ducks getting into their attics causing very expensive repairs.

Cars cannot park in clubhouse parking lot overnight. Towing at owners expense will occur to violators.

Member's comments or questions on agenda items:

Resident requested that trees by front entrance be trimmed so American flag can be seen.

Resident requested that American flag in front of homes be lit at night.

Adjournment:

Tony Vaccarino adjourned the meeting at 10:25 am.

Respectfully submitted,

Colleen Rinaldi
Secretary