



NOTICE OF BOARD OF DIRECTORS' MEETING

Thursday, May 8, 2025

6:00 pm

7845 Berkshire Pines Drive (CLUBHOUSE BALLROOM)

IN-PERSON MEETING & Via ZOOM

AGENDA

- 1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum**
- 2. Approval of Minutes for April 17, 2025, Board Meeting**
- 3. Treasurer's Report**
- 4. Committee Reports**
 - a. ACC Committee:
 - i. 7916 Leicester Dr – Oak Tree Removal – Recommends Approval
 - ii. 7517 Lourdes Ct – Removal of 3 Palm Trees – Recommends Approval
 - b. Social Committee
 - i. Discuss and Vote on Revised Social Committee Guidelines
 - c. Lake Committee
 - d. Appeals Committee
- 5. Unfinished Business**
 - a. Review ACC Decision Regarding AC-7
- 6. New Business**
 - a. **Property Review and Enforcement Procedures and Appeals Committee Responsibilities:**
 - i. Discuss procedures for reviewing properties to ensure consistent enforcement of the governing documents, in compliance with updated state regulations effective June 2024. Clarify the role of the Appeals Committee in reviewing and ruling on proposed fines.
 - b. **Memorial Reception in the Clubhouse**
 - i. Discuss rules and application for hosting Memorial Reception in the Clubhouse Ballroom for residents of The Shores.
 - c. Updates, if any
- 7. Announcements, if any**
- 8. Owner Comments, if any**
- 9. Adjournment**

All members are entitled to speak for up to three minutes on any agenda item. Members may speak on agenda items a second time accordingly but only for up to one and a half minutes maximum and after all other members wishing to speak have done so.