



**NOTICE OF BOARD OF DIRECTORS' MEETING**  
**Thursday, October 16, 2025**  
**6:00 pm**  
**7845 Berkshire Pines Drive (Clubhouse Ballroom)**  
**In-Person & Via Zoom**

**AGENDA**

- 1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum**
- 2. Approval of Prior Meeting Minutes for the September 18, 2025, Board Meeting and October 9, 2025, Workshop Meeting**
- 3. Treasurer's Report**
- 4. Committee Report(s)**
  - a) Reverse Board vote on December 7, 2023, MHOA meeting that no director serving on the Board may also be a member of any Committee.
  - b) ACC Committee\*
    1. 7763 Berkshire Pines Drive - Lanai extension and new screen cage RECOMMEND APPROVAL
    2. 7771 Berkshire Pines Drive - Window Replacement RECOMMEND APPROVAL
    3. 7412 Berkshire Pines Drive - Sidewalk RECOMMEND DENIAL
    4. 7412 Berkshire Pines Drive - Lanai Cage with solid roof RECOMMEND DENIAL*\*Discuss having ACC modify ACC Guidelines AC-7 to allow hard-roof lanais*
  - c) Social Committee
  - d) Lake Committee – Presentation by Advanced Aquatics Regarding Lake Aeration and Fountains
- 5. New Business**
  - a) Discuss and vote on separate bids for power washing/cleaning pool pavers, clubhouse sidewalks, clubhouse roof, and perimeter walls along Radio and Santa Barbara.
  - b) Discuss MHOA Legal Representation.
  - c) Board Vacancy
  - d) Reorganization of Officer(s)
- 6. Unfinished Business**
  - a) Nominate and Vote to Appoint Secretary
  - b) Discuss 2026 Proposed Budget. Vote on Proposed Budget will be voted on at the October 16, 2026, Board Meeting and mailed to residents for final vote at the November 20, 2025, meeting
- 7. Member/Owner Comments, if any**
  - a) Members wishing to speak are asked to sign-up on the sign-up sheet under the specific issue they wish to address. (Zoom attendees may sign up via chat at the start of the meeting.)
  - b) The Board will recognize the Member by name and invite them to share their comments.
  - c) Members are entitled to speak for up to three minutes on any agenda item at the appointed time. Members may speak on the same agenda item a second time, for up to one and a half minutes after all other members wishing to speak have done so.
- 8. Adjournment**