



NOTICE OF BOARD OF DIRECTORS' MEETING
Thursday, August 21, 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 July 17, 2025, Board Meeting**
- 3. Treasurer's Report**
- 4. Committee Report(s)**
 - a. ACC Committee
 - i. 7777 Haverhill Court Roof Replacement RECOMMENDS APPROVAL
 - ii. 7829 Berkshire Pines Drive Roof Replacement RECOMMENDS APPROVAL
 - iii. 7424 Berkshire Pines Drive Doors and Windows RECOMMENDS APPROVAL
 - iv. 7905 Leicester Drive Catch Basins RECOMMENDS APPROVAL
 - v. 7937 Leicester Drive Tree Removal RECOMMENDS APPROVAL
 - vi. 7768 Haverhill Court Painting Lanai Cage RECOMMENDS APPROVAL
 - vii. 7517 Lourdes Court Windows RECOMMENDS APPROVAL
 - viii. 7797 Berkshire Pines Drive Windows RECOMMENDS APPROVAL
 - ix. 7481 Berkshire Pines Drive Sliders & Windows RECOMMENDS APPROVAL
 - x. Motion to appoint Tom Swift to the ACC Committee
 - b. Social Committee
 - c. Lake Committee
- 5. Unfinished Business**
 - a. Pool Repairs & Maintenance – Review bids from three companies to replumb and replace pool equipment: vote on selection.
 - b. A/C Replacement & Maintenance Contract – Review bids from three companies; vote on selection.
 - c. Lake Aeration Systems, Fountains & Maintenance – Review bids from three companies for service contracts, repairs and additional aeration; possible vote.
 - d. Security Camera System Updates – Review bids from 2 companies to add additional cameras in clubhouse and pool area; vote on selection.
 - e. ACC Guidelines – Discussion of revisions and clarifications.
 - f. Hotwire Service Updates – Status and next steps.
 - g. General Maintenance Updates –Sewer catch basins cleanout; Uneven sidewalk repairs; Landscape lighting repairs
- 6. New Business**
 - a. Management Company Contract – Review and discussion.
 - b. Proposed Board Members' Areas of Responsibility –Presentation (Bill Allen) and BOD discussion.
- 7. Announcements, if any**
- 8. 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.
- 9. Adjournment**