



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Workshop Meeting
April 24, 2023
10:30 AM

Attending:

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

Treasurer: Linda Myron

Anchor Associates: Kevin Frost

Tony Vaccarino called the meeting to order at 10:30 AM.

A quorum was present. The Proof of Notice was reviewed and was 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.

Approval of the Minutes:

Colleen Rinaldi made a motion to approve the April 6, 2023 Board minutes. Bill Allen seconded the motion. Vote 7 to 0. The motion carried.

ACC Committee:

ACC Chairman John Ciangetti asked that Bill Allen be his backup on the ACC committee while he is on vacation. ACC recommendations:

7768 Haverhill – replace windows, ***Approved***

7741 Haverhill – new screen door, ***Approved***

7599 Berkshire Pines Drive – paint house, ***Approved***

7815 Lourdes – remove trees, ***Approved***

7811 Berkshire Pines Drive – extend lanai and add new cage, ***Approved***

7432 & 7436 Berkshire Pines Drive – replace roof on both sides of villa, ***Approved***

7822 Lourdes – tree removal, ***Approved***

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



Social Committee:

As of May 1, 2023, Kathy Ruch will resign from the Social Committee after six years of outstanding service. Tony Vaccarino made a motion to accept Kathy Ruch's resignation, Matt Difabio seconded the motion. Vote 7 to 0. The motion carried.

Discussion of Assessment for Irrigation Project:

Treasurer Linda Myron:

Met with Anchor regarding payment of \$121,053.88 balance due Mike's Irrigation. \$121,053.88 deposit due Mike's Irrigation was paid on April 12. The deposit was paid from the Reserve for Irrigation: \$48,000 and the Reserve for Infrastructure Repair and Replacement: \$73,053.88.

Linda explained she was incorrect, at the April 6, 2023 Board Meeting, about the common areas impact on the cost of the repair. She was also convinced by Anchor that we should use as much as we can from the Irrigation Reserve, which is why it was funded in the first place. As a result, we only must fund around \$105,000 with an assessment. Anchor prepared an analysis for repairs with Single Family Homes at 38%, Villas at 32% and Common Areas representing 30% of the total. The common expenses were allocated to all 517 units and the remainder allocated to the unit represented by the analysis. The result rounding to: Single Family: \$292 Villas: \$276 Preserves: \$60

Residents and some Board members asked why contract was signed and deposit made before assessment discussion. Board members explained that the money was there to pay deposit and the total project could be paid with Reserves and Retained Earnings but Board was advised by and agreed with Anchor and Treasurer that it would not be prudent to drain those accounts and the assessment would be less than originally predicted as not to be too much of a burden on residents. Residents questioned the signing of the Mike's Irrigation contract without a "Performance Bond" as well as a guarantee of insurance. Kevin Frost, CAM-Anchor Management confirmed that Mike's Irrigation was insured and have workers comp. insurance.

Members Meeting to Approve the Assessment:

Matt Difabio made a motion to hold Special Members Meeting to Approve the Assessment for Thursday, May 11, 2023 at 6:00 PM. Angela Mariani seconded the motion. Vote 7-0. Motion carried.

Adjournment:

Tony Vaccarino adjourned the meeting at 11:32 am.

Respectfully submitted,
Colleen Rinaldi
Secretary, The Shores at Berkshire Lakes