



**The Shores at Berkshire Lakes
Board of Directors Meeting Minutes
7845 Berkshire Pines Drive (Clubhouse Ballroom)
Thursday, February 19, 2026, at 6:00 pm**

Call to Order: 6:02 pm

Proof of Notice was established

Roll Call of Directors: Colleen Rinaldi, Linda Myron, Nelly Mercado, Lee Kurasowicz, Wade Merrick, and Brian Young

Establish Quorum: a quorum was established

Approval of Prior Meeting Minutes:

Moved by Lee Kurasowicz, seconded by Wade Merrick to approve January 15, 2026, Board of Directors Minutes. All in favor: 6-0.

Treasurer's Report:

Linda Myron reported that there was a negative balance for the 2025 Budget.

Committee Reports:

- a. ACC Committee Lee Kurasowicz moved that the Board of Directors approve the ACC recommendations. Second by Linda Myron. All in favor: 6-0.

7409 Meldin Ct Remove & replace all windows & 2 sliding glass doors,
Recommend Approval

7482 Lourdes Ct Remove & replace 4 windows, 2nd floor only,
Recommend Approval

7490 Lourdes Ct Painting house, Recommend Approval

7763 Berkshire Pines Dr Extending Lanai, constructing 12' Hard Lanai roof, &
constructing new screen enclosure, Recommend
Approval

7806 Berkshire Pines Dr Replace all windows, Recommend Approval

7815 Berkshire Pines Dr Remove & Replace 1 Window, Recommend Approval

- a. 7817 Stratford Dr Install in garage a Mini-Split A/C unit, Recommend
Approval

- b. Social Committee

Nance requested that the following social events be approved: February 24th Line Dance, March 13th Night at the Races, March 15th or 23rd Social Evening, March 27th Annual Bocce Tournament Party. Moved by Lee Kurasowicz, seconded by Brian Young to approve all of the requested events. All in favor: 6-0.

Other social events: March 7th Coffee Hour with board candidates at 9:30 am, March 7th Voices 6 – 9 pm, March 11 & 25 Band Performance, and March 21st St.

Patrick's "Day Social (\$35/person).

- c. Lake Committee
Colleen reported that Advanced Aquatics confirmed that there are fish residing in the Lake. Phase 1 of the installation of aerators is completed, and Phase 2 will be in the north section of the lake, and Phase 3 in the south section of the lake.

Unfinished Business:

New Business:

- a. Moved by Lee Kurasowicz, seconded by Brian Young, to hire Brimmer Holiday Decorations and Lighting to manage our winter holidays decorations for \$9,500.00 plus tax per year for 2026, 2027, and 2028. All in favor: 6-0.
- b. Moved by Lee Kurasowicz, seconded by Brian Young, to replace 2 office desktop computers and 2 monitors with 2 Dell 27 All-in-One Desktop ec27250-27-inch FHD (1920 x 1080) Display, Intel Core 5 Processor 120U, Intel Graphics, 16GB DDR5 RAM, 512GB SSD, Windows 11 Home for approximately \$899.98 plus tax. All in favor: 6-0. Actual amount was \$753.39 plus tax each for a total of \$1,611.18.
- c. Moved by Lee Kurasowicz, seconded by Brian Young, to purchase a Brother MFC-L3720CDW Wireless Color Laser Printer with Scanner, Copier and Fax | Auto Duplex and 250-Sheet Capacity for approximately \$459.98 plus tax. Actual total was \$487.59.
- d. Discuss and vote on whether to approve hiring either:
 - i. MSWebservices to manage our community website: \$1,500.00 start up charge and \$1,090.00 yearly renewal fee. Any additional services as per schedule. Moved by Lee Kurasowicz, seconded by Brian Young to hire MSWebservices. All in favor: 6-0.
 - ii. RGB to fully manage our community website: \$6,500.00 start up charge, \$289.00 for 3 optional addons, and \$130.00 per month recurring charge.
- e. Discuss and vote to add a floating pipe in the lake attached to current pipe behind 7559 Berkshire Pines Dr. No action taken at this time.
- f. Hear a request from the homeowner at 7675 Berkshire Pines Dr for \$3,648.00 to replace 2,400 sq. ft. of lawn on the side of rear of his property. Moved by Lee Kurasowicz, seconded by Brian Young, to not approve the requested reimbursement. All in favor: 6-0.
- g Violations Not Cured:
 - 7927 Wexford Ct Hardwood branches touching roof back right side - Not cured.
Moved by Lee Kurasowicz, seconded by Brian Young, to approve a fine of \$50.00 per day up to a maximum of \$2,000.00. All in favor: 6-0.
 - 7424 Berkshire Pines Dr Drainage Easement+ area encroachment – Not cured.
Moved by Lee Kurasowicz, seconded by Brian Young, to approve a fine of \$100.00 per day up to a maximum of \$2,000.00. All in favor: 4-2.

Board Announcements:

- a. Identify the homeowners that have submitted their intent to be a BOD candidate listed on the Ballot for the Annual Meeting, March 26th. The following individuals will be on the ballot for a position on the Board of Directors for the Annual Meeting: Colleen Rinaldi, Brian Young, Nelly Mercado, Richard Vinton, Pat West, and Michael Smialkowski.
- b. Update and discussion regarding progress of the aeration project

Member's Comments

Meeting Rule:

The following rule was used for the meeting. 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.) The Board will recognize the Member by name and invite them to share their comments.

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.

Adjournment

Moved by Lee Kurasowicz, seconded by Brian Young, to adjourn the meeting. All in favor: 6-0.

Respectfully submitted by Lee Kurasowicz, Secretary.