



**The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
July 17, 2025 -6:00 pm**

Attending:

Board Members: Colleen Rinaldi, Linda Myron, Lee Kurasowicz, Kelly Flynn, Bill Allen, Wade Merrick (Zoom), Brian Young (Zoom at 6:15).

Anchor Associates Courtney Frimel, Brad Phelps

Colleen called the meeting to order at 6:00 pm.

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

Meeting Rule:

The following rule was used for the meeting. An owner may speak for three minutes on any agenda item, no Members / Owners wishing to speak are asked to sign up on the sign-up sheet under the specific issue they wish to address. (Zoom attendees may indicate the agenda items they'd like to speak on in the chat at the start of the meeting) The Board will recognize the Member/Owner by name and invite them to share their comments. Members / Owners 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.

Approval of the Minutes:

Lee motioned to approve the June 19, 2025 MHOA Meeting Minutes. Wade seconded. All in favor. 6-0

Lee motioned to approve the June 25, 2025 MHOA Workshop Minutes. Linda seconded. All in favor. 6-0

Lee motioned to approve the July 2, 2025 MHOA Workshop Minutes. Wade seconded. All in favor. 6-0

Social Committee:

Nance Taylor reported that the Welcome Back party will be on 10/18/25, with dinner provided by Haney's and entertainment by Debbie Guthrie.

Lake Committee:

The Lourdes fountain has been off at times due to algae clogs and needs a new timer.

Treasurers Report:

Linda Myron reported that she received the June 2025 financial statements from Anchor Associates. Revenues were on budget and actual expenses were slightly over budget. As a result, the current net expenses over income for June is \$3,946.67. Our current year income is \$2456.63. Budget is on target for the year

ACC Committee:

Phil Falagres reported:

7436 Berkshire Pines Dr – Generator Installation - Recommends Approval

Lee motioned to approve the recommendations above. Linda seconded. All in favor. 6-0



Phil requested that the board grant conditional approval for 7905 Leicester Ct-Catch Basins. They have a flooding issue and have just submitted an MR and have contracted with Daley to do the work. Lee motioned to give conditional approval, subject to approval of the MR by the ACC. Linda seconded. All in favor. 6-0

Colleen requested a motion to remove Roger Mariani from the ACC Committee due to repeated email communications that have disrespectful and contained harsh and derogatory language. Linda made a motion to remove Roger Mariani from the ACC committee. Lee seconded the motion. Bill questioned whether this needed to be on the agenda. Brad stated he believed it did not, and would verify but to move forward with the vote. The board discussed the need for all board members and committee members to communicate respectfully regardless of differences. 6 in favor, Bill opposed.

Ron Basile announced his resignation from the ACC effective immediately.

Unfinished Business:

- a) Pool- The pump needed to be replaced on an emergency basis. There is a significant amount of additional work on re-piping needed in order for the system to work at full capacity. We have an estimate from Nassau at approximately \$50,000 and are awaiting 2 additional proposal. There is approx. \$80,000 in reserves after the pump replacement.
Lee motioned to approve the \$11,988 to replace the pump. Linda seconded. All in favor, 7-0
2 estimates were received and reviewed to replace the ADA Chair lift. Lee motioned to approve the bid from Nassau for \$3,282. Wade seconded. All in favor, 7-0
- b) Fitness Center AC-The AC is very old (2008) but still working, with some complaints. 3 Bids have been received for possible replacement and for service contracts. Discussion included getting more bids and a better comparison of types of units will be looked at before making a decision. Lee motioned to approve the York unit from Brett for \$9,625. There was no second.
- c) Clubhouse Cameras- Hotwire has provided a bid to update existing equipment and add 5 more cameras. A bid will be requested from New IQ as well.

New Business:

- a) Fire Inspection-There were some non-critical alarm deficiencies being addressed by our vendor Summit. However, a notice was unexpectedly posted at the clubhouse by Greater Naples Fire Rescue, placing the clubhouse on a temporary firewatch. There was a long standing permit issue resulting from Summit acquiring our former vendor, which is being addressed by Anchor and Summit.

Announcements:

Next Board meeting will be at 6:00 pm on 8/21/25.

Mulch has been added to the playground.

Daley added new pinestraw where ficus was removed for no charge.

The ground lights on Santa Barbara entrance drive are being repaired.

Sidewalks are getting sanded down where there are tripping hazards.

Adjournment:

Lee made a motion to adjourn the meeting at 7:21 pm, Bill seconded. All in Favor.

Respectfully submitted,
Kelly Flynn- Secretary

