



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Annual Meeting Minutes
March 21, 2024 – 6:00 PM

Attending:

Board Members: Tony Vaccarino, Matt DiFabio, Angela Mariani, Steve Girard, Rich Vinton, Colleen Rinaldi, Ron Basile

Treasurer: Linda Myron

Anchor Associates: Kevin Frost, Brad Phelps

Tony called the meeting to order at 6:02 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 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:

Approval of the Minutes from the February 16, 2023 Annual Meeting. Colleen made the motion to approve the minutes, Doug Nelson Seconded the motion. All in favor.

President's Report:

Tony went through all the improvements from the past year. Contracted new landscapers, Daley, which have been a great choice and improved the look of the community. Electrical boxes and mailboxes were painted. Streets were sealed. Pool renovated to include new pavers, pool tiles, furniture and new fencing. Updated the audio-visual equipment. Hedges and irrigation replaced. Playground mulch was added. Plantings around the lake will continue to be added to keep the lakes looking good. A swipe card reader on Radio Rd. would be very costly and logistically not feasible. It will require an engineer to come out and a reworking of the roads. Tony indicated that we have done a good job of projecting upcoming increases without any large increase to the monthly dues. This upcoming year power washing of the sidewalks around the community will be completed.



Treasurers Report:

Due to a discrepancy in some numbers, there was no report given. Linda indicated that Anchor does a great job putting together our budget and encourages attendance for the budget meeting.

Member Comments:

One resident asked for an update on the hurricane shades/shutters. Tony indicated some of the residents who are contractors will be installing the anchors for the shutters. A resident asked for an update on the Ballroom rentals. The Committee will be bringing their recommendations to the next Board Meeting. New microphones have been ordered.

Results of the Proxy Votes for excess funds to rollover to fiscal year 2024 were 165 in favor 6 not in favor.

Votes were counted for the election of two Board positions and the results were Anthony Vaccarino and Linda Myron had the highest votes.

Adjournment:

Tony made a motion to adjourn the meeting. Nick Forte seconded. All in favor. Meeting adjourned by Tony at 6:50 pm.

Respectfully submitted,
Angela Mariani - Secretary