



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
January 7, 2025 – 10:00 AM

Attending:

Board Members: Tony Vaccarino, Angela Mariani, Linda Myron, Rich Vinton, Colleen Rinaldi, Steve Girard, Anchor Associate Courtney Frimel. Absent was Matt DiFabio.

Tony called the meeting to order at 10:04 am.

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 November 21, 2024 Meeting Minutes:

There was an error made regarding one of the events. Murder Mystery which was incorrectly referenced is actually Joey and Maria's Wedding. Colleen made a motion to approve the minutes with the correction, Rich seconded. All in favor.

Treasurers Report:

Rich indicated that the year end financials are not ready yet. They should be available next week.

ACC Committee:

John Ciangetti gave the report. The following recommendations were made as approved:

7500 BPD – Paint Villa

7496 BPD – Paint Other Half of Villa

7438 BPD – Paint House

7799 BPD – Replace Windows

7799 BPD – Install Solar Panels

7863 BPD – Paint House

7446 Meldin Ct. – Install Windows and Shutters

Colleen made a motion to approve, Rich seconded. All in favor



6146 Meldin made a request to replace the roof and since there is no such address, the request was denied. The owner cancelled the request.

The following request was recommended to be denied:

7716 Haverhill Ct. - Retractable awning - Cited Rule 7 of the ACC Guidelines – roofs cannot be extended. Recommend deny. Rich made a motion to deny the request, Steve Girard Seconded. 5 in favor, Colleen opposed.

Social Committee:

Nance Taylor gave the report. Nance thanked everyone for their help with the New Years Brunch. Asked that everyone please sign up for the other events. Bocce starts soon. John will begin having instructions starting on Wednesdays at 6:00 pm. There will be a Public memorial for Christine Kenneflick on February 8th at the Clubhouse, more details to come.

Lake Committee:

Kim Wilson indicated that the lakes are in excellent shape. Advanced Aquatics will be maintaining both the lakes and fountains moving forward.

Old Business:

Windows have been completed. Tony indicated that the windows should not be opened. The drain project has also been completed. Colleen mentioned that the Cardroom door seems to have an issue. Permits have been closed out.

Member Comments:

A resident asked for an explanation of the drainage project. He felt the paver company should have absorbed the cost.

New Business:

Gate issue – Tony explained that we wanted to give the gates a break to avoid wear and tear, plus the additional volume of people coming in and out. Safety issue with the backup on to Santa Barbara. Went around the room for member comments. It was decided to close the gates and have a workshop in the near future to discuss options.

Adjournment:

Tony made a motion to adjourn at 11:16 am, Steve seconded. All in Favor.

Respectfully submitted,
Angela Mariani - Secretary