



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
April 18, 2024
9:00 AM

Attending:

Board Members: Matt DeFabio, Tony Vaccarino, Steve Girard, Colleen Rinaldi, Rich Vinton, Linda Myron, Angela Mariani via zoon.

Anchor Associates: Kevin Frost

Matt called the meeting to order at 9:01 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 Minutes:

Approval of the Minutes for the March 8th Workshop Meeting Did not make the meeting packet and will be voted on at the May 16, 2024 meeting. The Annual Meeting Minutes and Organizational Minutes will be approved at the next Annual Meeting.

Committee Reports:

Treasurer's Report:

Rich gave the Treasurer's report. He indicated there was a YTD income surplus of \$7,000, but behind on expenses for the year. Finances are in good shape. Discussion about whether to accept cash or not was discussed. Linda stated that 2 other attorneys advised we should not accept cash. Kevin indicated cash has been accepted in the past. Also discussion about other options, all of which will be addressed at a later date.



ACC Committee:

John Ciangette presented the ACC report. The following requests were made to the ACC:

- 7833 BPD – Replace Windows with Hurricane Windows
- 7505 Lourdes Ct. – Install Hurricane Shutters
- 7739 BPD – Replace Sliding Glass Door
- 7813 BPD – Replace Windows and Sliding Glass Door
- 7424 BPD – Replace Windows with Hurricane Windows
- 7815 & 7817 BPD – Paint Villa
- 7421 Meldin Ct. – Replace 8 Windows and 2 Sliding Doors
- 7515 BPD – Install Hurricane Windows
- 7428 BPD – Replace Windows and Sliding Door
- 7739 & 7743 BPD – Paint Villa
- 7822 BPD – Replace Windows
- 7884 Leicester Dr. – Replace Windows with Hurricane Windows
- 7797 & 7801 Meridian Ct. – Replace Roof

7519 BPD – Wanted to paint the house, but color choice was not made so declined

Matt made a motion to approve ACC requests, Steve seconded. All in favor.

Circled back to a missed request:

7904 Leicester – New Roof - Colleen made a motion, seconded by Matt all in favor

Social Committee:

Nance reported it's been a busy season. It's a wrap is April 20th. Nance wants to look into using an app for payment. Nance will do some research and present it to the Board. She would like the new system in place by October. The Hot Dog Day was a big success. The band is looking at two more dates.

Lake Committee:

Tony indicated the lakes are looking good. Airator was moved.

Appeals Committee:

Members are Ron Basile, Doug Nelson and Miguel.



Unfinished Business:

- A. Ficus – Kevin indicated we need to remove the Ficus hedges as they are dying. Calusa was replaced at the main entrance already. It was suggested that the Ficus be removed between Stratford to Leicester at a cost of \$5,800 to remove the hedge. Sod will replace where the hedge was at a cost of \$7,645. Matt wants to remove the hedge, give it a few weeks and get input from the residents as to leaving it natural or replacing with Calusa. Colleen indicated we should get another bid. Linda is making a motion to remove hedges from Leicester to Stratford for 30 days for \$5,800. Matt is seconded. All in favor.

- B. Water Stations - Matt and Colleen both looked at options. Matt’s option will match the dimensions already existing. The cost to put in another option would be higher. Water would be filtered. The filter would require changing every 3 months. Steve made a motion to buy one water station to be installed by the pool. Tony seconded. 6 in favor, Colleen opposed.

- C. Install Anchors and Screens - Matt indicated we had a couple options. One option would be to have some of the residents install the anchors at no cost. Matt got a bid for \$8,500 from a licensed contractor to install the anchors and screens. Kevin spoke with another contractor with a quote of \$11,000 for screens. Having difficulty getting someone to take on this project. We do not get a credit from our insurance company for the screens. They are not hurricane screens but provide some protection. Steve made a motion to allow the residents to install the anchors, no second. Matt made a motion to accept the bid for \$8,500. Seconded by Colleen. All in favor.

- D. Ballroom Committee - Committee sent the Board their recommendations. Matt indicated nobody has come forward with a solution as to who will oversee the rental of the Ballroom. CC indicated that in order for them to make recommendations which were in the best interest of the committee, they did research for finding an entity that would oversee the events. Based on their research they felt a nonfood event would be a possible solution.

Announcements- None

Member Comments: - A resident inquired about the pool fence permit, Kevin is in communication with the fence company, and this will be resolved. One resident stated concerns about speeding within the community.

Adjournment:

Matt made a motion to adjourn, Rich second. All in favor 10:24.

Respectfully submitted,
Angela Mariani - Secretary