



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting  
August 14, 2024 - 6:00 PM

**Attending:**

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

Anchor Associates: Courtney Frimel and Brad Phelps

Matt called the meeting to order at 6:07 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 for the July 8, 2024 Meeting. Matt made a motion to approve, Colleen seconded. All in favor.

**Committee Reports:**

Treasurer's Report:

Rich indicated that there was not much change from last month. Things are looking good. \$1,225,000 in equity. Below budget \$18,951.00.

ACC Committee:

John Ciangetti gave the report.

7723 - 7727 BPD painting both sides - Matt made a motion to accept, Tony Seconded All in favor.

7430 Meldin Ct – New Roof – Matt made a motion to accept, Tony Seconded All in favor.

7791 BPD – Application incomplete cannot vote on this.



7944 Leicester – issue with going beyond footprint. 10'x44" outside the screened in lanai. Have allowed in the past. Asking for resident to complete the application.

Ron Basile sent a letter of resignation from the Appeals Committee. Matt made a motion to accept Ron's resignation, Colleen Seconded. All in Favor.

ACC is recommending Ron Basile be appointed to the Committee. Matt made the motion to accept Ron to the Committee, Colleen seconded. All in Favor.

#### Social Committee:

Janet Ciangetti indicated there was not much to report. The Committee is planning for the events that were approved.

#### Lake Committee:

Kim Wilson indicated that the lakes are 4-5 feet above their normal level. Lakes are looking good. If the lake water rises, residents are responsible for managing the water into their yards/residences.

#### Appeals Committee:

Britt Ragle and Jack Welsh both agreed to serve on the Appeals Committee. Matt motioned to accept the appointments, Colleen Seconded. All in Favor.

#### Unfinished Business:

Matt indicated we hired an engineer, Cronin Engineering, to evaluate our Clubhouse hurricane windows and doors. They came out to the property and reviewed all the contracts. All proposals met criteria for Miami Dade standards. Matt went through each of the 4 bids. He also mentioned that he had accepted a position with Coastal and thought we should exclude them from our bids. He had emailed the Board at the time he accepted the position to let everyone know he felt that proposal should be eliminated.

The Board and residents discussed the topic of window and door replacement. The Board decided they will send out a proxy. Matt made a motion to send to the full membership the proxy to vote on the approval of all new windows and doors in the clubhouse and accept the proposal by AAA to be paid from the infrastructure reserves, unallocated interest and recreational facilities reserves. Angela Second, All in Favor. Brad indicated that the required vote declaration is 7.5% of the membership and that 77 votes would be needed in order for this motion to pass.

#### New Business:

Steve proposed hiring a professional window cleaning service. We received one proposal, will get at least one more bid before voting.



The Board and residents had a discussion regarding how to remedy the water seepage into the gym and Ballroom through the back doors. Matt indicated that Accurate Pavers will be submitting a proposal with options for the Board to consider.

**Announcements-** None

**Member Comments:** None

**Adjournment:**

Matt made a motion to adjourn, Angela seconded. 7:57 PM

Respectfully submitted,  
Angela Mariani - Secretary