



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting  
December 7, 2023  
6:00 PM

**Attending:**

Board Members: Tony Vaccarino, Matt DeFabio, Angela Mariani, Steve Girard, Colleen Rinaldi, Rich Vinton, Ron Basile via zoom.

Treasurer: Linda Myron

Anchor Associates: Kevin Frost

Kevin Frost called the meeting to order at 6:03 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 Minutes for November 16, 2023 Board Meeting. Rich made a motion to approve the minutes Tony seconded the motion. All in favor

**Committee Reports:**

**ACC Committee:**

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

- 7893 Leicester Drive – Install Generator and Underground Propane Tank – Motion to approve made by Tony, Rich seconded. All in favor.



- John read the ACC proposed rule (below) for the windows. Rich made a motion to approve, Matt seconded. All in Favor

**AC-25 Windows** - all houses and villas will keep the same window size and style, that were existing in the front of the house when purchased. For example: a bay window can be replaced by the same size bay window. The front windows can be changed to hurricane windows, double pane windows or single pane windows.

No colored glass windows or glass block windows will be allowed in the front of houses or visible from the road. Doors may have colored glass windows as part of the door. Glass block windows can be used to replace existing windows provided they are the same size and do not exceed 10 square feet in size. The mortar on the glass block windows must be a white or natural cement color.

Hurricane shuttlers are allowed to cover windows but no bars or other security items will be permitted over windows. Please review rule AC-15 for window coverings during storms.

#### Social Committee:

There was an unwritten rule about serving on the Board and Committees. Board members felt the need to clarify these rules as some thought there was a conflict of interest. Colleen believes this should be a policy not a rule. Matt made a motion that no director serving on the Board may also be a member of any Committee. Seconded by Rich. 6 In Favor, Colleen opposed. Motion passed.

Appoint new members – Matt made a motion to add both CC and Denise to the Social Committee, Colleen seconded. All in Favor.

#### Lake Committee:

Kim indicated lakes are in good condition.

#### Appeals Committee: - No Report

#### Unfinished Business: - No Report

#### New Business:

- a. Approval of the 2024 budget. Linda explained how things are calculated per household. Matt made a motion to approve the budget, Rich seconded. All in favor
- b. Discussed and Approval of the Audio Visual system. Matt, Ron and Colleen went through the proposals they gathered. Steve made a motion to approve the Sonos sound system proposed by Matt for \$3,462.20. Ron seconded the motion. All in Favor.



**Announcements:** None

**Member Comments:**

Several residents spoke regarding Board members serving on Committees. No comments on the budget.

**Adjournment:**

Tony made a motion to adjourn the meeting. Rich seconded. All in favor. Meeting adjourned by Kevin at 7:19 pm.

Respectfully submitted,  
Angela Mariani - Secretary