



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
February 15, 2024
9:00 AM

Attending:

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

Treasurer: Linda Myron

Anchor Associates: Absent

Tony called the meeting to order at 9:05 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 January 18, 2024 Board Meeting. Colleen made a motion to approve the minutes Rich seconded the motion. All in favor

Committee Reports:

Treasurer's Report:

Linda gave the Treasurer's report. Anchor and the Board did an excellent job of staying on budget. We have a surplus of roughly \$10,000.



ACC Committee:

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

- 7571 Berkshire Pines Dr. – Exterior Paint – Approved Color being used
- 7926 Wexford – Install Pavers on Lanai

John indicated he didn't feel that pavers being replaced under a screened lanai would require ACC approval moving forward. John also asked for clarification on posted ACC meetings in the future. Matt spoke with our attorney Lee-Anne who indicated that if the committee meets, notice would need to be posted. Lee-Anne is going to rewrite our bylaws so there is no conflicting verbiage. ACC will make recommendations, but the Board will approve all requests. There will be a posted ACC meeting for March. Letter will be sent to residents regarding the verbiage change.

Tony made a motion to approve ACC requests, Ron seconded. All in favor.

Social Committee:

Nance indicated that Night at the Races was a success. Bocce tournament has an increase in participants. Greek party is this Sunday. Karaoke March 2nd. Trying music Bingo. Coffee Hour 9:30-10:30 am. Candidates running for the Board will be in attendance. 007 Party rescheduled to March 9th. Fashion Show on March 13th. Easter event will be held March 31st. Gulf Coast Band is asking to practice in the Ballroom on March 13th between 5:30-8:15 pm. They are a non-profit organization. This will be considered a social event. Colleen made a motion to allow Gulf Coast to hold the event, Rich second. All in favor.

Lake Committee:

Kim indicated the Lakes are in good shape. One of the airraters is not working properly and will be addressed.

Appeals Committee: - No Report

Ballroom Committee:

CC indicated the Ballroom Committee held its 3rd and final meeting on February 11th. They will be meeting to gather recommendations to submit to the Board.

Unfinished Business: - No Report



New Business:

- a. Tony and Matt explained the situation with regarding to a 10" main water line break in The Preserves. Mike's Irrigation and Daley were able to shut down the water from their phones. It was suggested by Mike's Irrigation that we install a main water shutoff line between The Preserves and The Shores. Matt indicated this is not a must have but perhaps something we should consider for the future. Tony made a motion to move forward with installing the shut off. Steve seconded, all in favor.
- b. Discussion was had regarding adding new speed bumps and signage within the community.

Announcements:

Annual Meeting will be held on March 21st at 6:00 pm. Organizational meeting will follow.

Member Comments:

Colleen indicated ballots for the Board positions should have already been mailed out to the residents. Two positions are open, candidates running are Ron Basile, Tony Vaccarino, Jack Welsh and Linda Myron. Tony indicated that the residents need to stop feeding the animals. Call fish and wildlife if you see animals.

Adjournment:

Tony made a motion to adjourn the meeting. Steve seconded. All in favor. Meeting adjourned by Tony at 10:29.

Respectfully submitted,
Angela Mariani - Secretary