



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

**Attending:**

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

Treasurer: Linda Myron Not Present

Anchor Associates: Kevin Frost

Tony 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 December 7, 2023 Board Meeting. Steve made a motion to approve the minutes Matt seconded the motion. All in favor

**Committee Reports:**

Treasurer's Report:

Tony gave the Treasurer's report. Finances look good. \$10,000 in the good.



ACC Committee:

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

- 7884 Leicester Drive – Replace lanai screen and flooring.
- 7942 Wexford – Replace sliding glass door and windows.
- 7705/7709 Haverhill – Replace villa roof both sides
- 7421 Meldin – Replace single family home roof

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

Social Committee:

Nancy announced the January 26<sup>th</sup> Best of Broadway party 100 people. Greek party is next. Night at the Races, selling hot dogs for \$3.00 and chips. Girl Scouts are asking to sell cookies at the Clubhouse entrance. February 3<sup>rd</sup>. Residents only.

John C – Bocce Ball sign-up will be closed on January 24<sup>th</sup>, February 5<sup>th</sup> games will begin.

Lake Committee:

Kim sent Tony an email update and indicated lakes are in good condition, never looked better. Aerrater not working properly. Will be addressed along with one of the fountains.

Appeals Committee: - No Report other than Kevin indicated letters will be going out with any violations.

Ballroom Committee:

Cece gave the report and indicated there will be another community meeting which will be scheduled soon.

Unfinished Business: - No Report

New Business:

- a. Sonos was installed for roughly \$3,500. Matt is proposing to purchase 4 new speakers 2 inside the ballroom and 2 outside near the pool and installation \$2,480.26. Motion was made by Matt to purchase the new speakers, seconded by Ron. All in favor.
- b. Tony made a motion to purchase a UTube account which would eliminate commercials. Cost is \$13.99 per month. Seconded by Matt. All in favor.



**Announcements:**

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

**Member Comments:**

Discussion regarding the pool party. One of the residents has an issue with one of the streetlights. FPL has been notified. Temporary gate will be removed around pool area. Electrical boxes are being painted green. Garbage gate was replaced.

**Adjournment:**

Tony made a motion to adjourn the meeting. Steve seconded. All in favor. Meeting adjourned by Tony at 9:50

Respectfully submitted,  
Angela Mariani - Secretary