



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
June 5, 2024
10:00 AM

Attending:

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

Matt called the meeting to order at 10:02 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 May 16, 2024 Meeting. Colleen made a motion to approve the minutes removing the request for an extended lanai at 7412 BPD which was withdrawn during the meeting. Steve seconded the motion. All in favor.

New Business:

- A. Resident indicated that he wanted to extend his lanai. He read emails from 2021 regarding his first request. It was determined the complete application was not received at that time. Discussion and presentation regarding the integrity of the structure he wants to build was shown to us by Renaissance and Elite. Matt indicated that we would need to conduct workshops, get residents approval and then change our documents to allow for a covered lanai. Matt made a motion to deny the request for the lanai and extended roof. Linda seconded the motion. All in favor.
- B. Matt requested removal of Ficus from 7707-7783 BPD and 7794-7806 BPD at an expense of \$8,000. Feedback has been positive on the previous Ficus removal. At this time the Ficus is being removed in areas where there are no houses. We would have funds to replace with a Clusia hedge if it is determined the Ficus removal is estically not appealing at a later date. Matt made a motion to remove the Ficus. Angela seconded. All in favor.



ACC Committee:

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

- 7473 Lourdes CT – Install Hurricane Shutters
- 7473 Lourdes CT – Replace 14 Windows
- 7772-7776 Haverhill – Replace Both 1/2's of Villa Roof
- 7446 Meldin CT - Remove Dying Palm Tree
- 7481 BPD - Paint House
- 7844 Stratford DR - Paint House
- 7820 Meridian CT - Install Generator with Underground Propane Tank

Matt made a motion to accept the ACC recommendations, Linda seconded. All in favor.

One resident wanted to paint their roof black. Roof painting application was never given consideration.

Matt mentioned that The Board is getting quotes to replace the windows in the clubhouse in phases. He would like to start with the front.

Adjournment:

Matt made a motion to adjourn. Colleen second. All in favor.

Respectfully submitted,
Angela Mariani - Secretary