



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting  
May 16, 2024  
10:00 AM

**Attending:**

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

Anchor Associates: Kevin Frost via zoom.

Matt 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 the April 18, 2024 Meeting. Matt made a motion to approve, Angela seconded. All in favor.

Approval of the Minutes for the March 8, 2024 Workshop Meeting. Matt made a motion to approve, Rich second. All in favor.

**Committee Reports:**

**Treasurer's Report:**

Rich gave the Treasurer's report. He indicated there was a YTD income surplus of \$5,000, but still behind on expenses for the year by \$15,000. Finances continue to be in good shape.



### ACC Committee:

Dick Morra presented the ACC report. The following requests were made to the ACC:

- 7481 BPD                                      Install 5 hurricane windows
- 7412 BPD                                      Replace 1/2 villa roof
- 7412 BPD                                      Remove tree
- 7412 BPD                                      Remove tree
- 7519 BPD.                                     Paint house
- 7826 BPD & 7830 BPD                     Paint both sides of Villa
- 7811 BPD & 7813 BPD                     Paint both sides of Villa
- 7473 Lourdes Ct.                             Paint House

The owner of 7412 BPD spoke regarding their roof replacement. He indicated they had a licensed contractor for the ½ roof replacement. Matt stated that there cannot be a ridge in the half roof, and it must be feathered. Kevin confirmed the neighbor signed off on the removal of their palm tree. Matt made a motion to approve ACC requests, Rich seconded. 6 in favor, Steve opposed.

The owner explained the benefits of the sold roof panels to cover the lanai. The Board indicated that a solid roof over the extended lanai is not allowed according to our bylaws.

### Social Committee:

Nance presented the Board with the proposed events for next season. She indicated that they are still working on a date in April for Hot Dog Day. Memorial Day party is the next upcoming event.

Matt made a motion to accept the Social Committee event schedule, Colleen second. All in favor.

### Lake Committee:

Tony indicated the lakes are looking good according to Kim. Water level is a bit low currently. Weeds are under control.

### Appeals Committee: - No Report



**Unfinished Business:**

- A. Matt indicated that the Board had approved the purchase of a new water cooler. Upon further research it was realized the cooler was not refrigerated, therefore the purchase was not made. Instead, the water cooler was wrapped at a cost of \$400 and The Shores logo was added to update the look of the water cooler.
- B. Bocce court shade options were sent to the Board. One option was commercial grade umbrellas. The base would be permanent, but the umbrellas can be removed when not in use or in case of storms. Fishtail Palms were another option. These would provide shade around the court. Extending screens from the tennis courts was the third option. Matt indicated no vote would be taken at this meeting. Options will be discussed further.

**New Business:**

Matt indicated that our call box needs to be replaced. The camera is not working, and the screen is starting to bubble. The Board felt it was best to replace the entire monitor, camera and sun shade. The cost would be \$3,900 and would come with a 2 year warranty.

Rich made a motion to purchase the new system, Matt seconded. All in favor.

**Announcements-** None

**Member Comments:** - None

**Adjournment:**

Matt made a motion to adjourn, Angela seconded. All in favor 10:41.

Respectfully submitted,  
Angela Mariani - Secretary