



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
July 08, 2024
10:00 AM

Attending:

Board Members: Matt DiFabio, Tony Vaccarino, Steve Girard, Rich Vinton, Colleen Rinaldi, and Linda Myron

Anchor Associates: Courtney Frimel

Matt called the meeting to order at 10:00 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 June 05, 2024 Meeting. Matt made a motion to approve with the language change that roof painting application was never given consideration, Colleen seconded. All in favor.

Committee Reports:

Treasurer's Report:

Rich gave the Treasurer's report. He indicated there was a YTD deficit of about \$15,000, but should be made up before the end of the year. Finances continue to be in good shape.



ACC Committee:

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

- 7420 Meridan Ct Paint House -approve
- 7408 BPD Paint door and windows white-approve
- 7408 BPD Remove and replace driveway-approve
- 7421 Meldin Ct Replace windows and sliding door-approve
- 7532 Meldin Ct Install generator and underground propane tank-approve
- 7481 Lourdes Ct Paint roof -deny
- 7408 BPD Plant bushes (missing layout and position)-deny

Matt made a motion to approve the six committee recommended approvals, Tony second, all in favor

The owner of 7481 spoke to the process that would be followed in painting his roof after John made the suggestion of forming a committee to establish a process to approve roof painting to add to our docs. After speaking Matt made the motion to approve the roof painting for his home and asked the owner to work with John and Ron Basile to establish a best practices and process that needs to followed for future roof painting approvals to add to our docs to which he agreed. Linda second the motion, all in favor.

Matt made a motion to deny the 7408 request of plantings which the owner installed anyway with no approval. Colleen second the motion, all in favor. Matt will work with Anchor on how to handle this address installing the planting and new driveway with no approval.



New Business:

Matt made a motion to move funds that were in CD at Synovus that matured and the rate was going to be .08% at renewal to First foundation Bank with Himself (Matt DiFabio, Rich Vinton, and Brad Phelps as authorized signers. Colleen second the motion, all in favor.

The four quotes for new impact windows installed on part of the clubhouse. There were many concerns. The board decided to do two things.

First hire an engineer to review any proposals from vendors as well provide us with any changes we need to be made. The engineer will ensure we are getting exactly what we need from any installer, as well as inspect the final install before final payment is issued. The engineer will also review all warranty's and make sure we are protected. Second, the board will also ask the vendors to provide quotes to do the entire clubhouse at one time.

Matt mentioned that the playground is in dire need of maintenance and repair before a child is hurt. Matt made a motion to hire Clean Earth Consulting to make the repairs based on the formal written proposal provided for \$2500.00. Colleen second the motion, all in favor.

Member Comments: - A member mentioned having bid meeting for the vendors to ask questions to make certain all quotes are based on the same expectations. Matt mentioned that after we hire an engineer we let that individual create the process to be followed.

Adjournment:

Matt made a motion to adjourn, Tony seconded. All in favor.

Respectfully submitted,
Matt DiFabio - President