



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
November 21, 2024 – 6:00 PM

Attending:

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

Anchor Associates: Courtney Frimel

Matt called the meeting to order at 6:06 PM.

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 September 23, 2024 and October 24, 2024 Meeting Minutes:

Matt made a motion to approve the September 23, 2024 minutes, Linda seconded. All in favor

Matt made a motion to approve the October 24, 2024 minutes, Angela Second, All in favor

Treasurer:

Rich gave the report. He indicated we have \$156,174.00 in income. \$146,416.41 in expenses. The overall budget is looking great.

ACC Report:

John Ciangetti gave the report. ACC is asking the Board to approve the following:

7408/7412 BPD – Paint Both Sides

7421 Meldin Ct. – Generator and propane tank installation

7442 Meldin Ct. – Roof Replacement

7820/7822 BPD – Roof Replacement

7412 BPD – Install Patio

Matt made a motion to approve the above, Rich seconded the motion. All in favor



7496 BPD - Paint ½ Villa

7412 BPD – Install Lanai Cage with Solid Roof

ACC is recommending that we deny the two above requests. Matt made the motion to approve the owner of 7496 to paint the side of the villa where repairs were made. Steve seconded the motion. All in favor. 7412 BPD solid roof is against the rules so we must deny it. Matt made a motion to deny the request, Tony seconded, all in favor.

Social Committee:

Janet Ciangetti gave the report. Thanksgiving Dinner November 28th. On Dec. 3rd at 9:30 Christmas decorations will be put up at the Clubhouse. Looking for volunteers. New Years Brunch on January 1st. Murder Mystery event is January 18th.

Lake Committee:

Tony gave a report for Kim Wilson. Lakes are the best they have ever been. Kim has instructed Daley to let the vegetation grow along the shoreline.

New Business:

The proposed budget was mailed to the residents. Rich gave an overview of how it was created. We are waiting for the results of the reserve study. Budget is created on the best estimate of costs. Monthly dues will increase \$243 for the Preserve, \$320 for the villas and \$380 for the single family homes. Matt made a motion to approve the budget as is, Tony seconded the motion. All in favor.

Matt indicated all the windows were complete except for the Billiards room and kitchen. Waiting on two of the big doors which will be installed after Thanksgiving. Please leave stickers and brackets on until the county inspects.

New drainage along the back side of the Clubhouse still needs to be scheduled. Matt wants to be sure the window project is completed first. We also need to contract for the windows to be cleaned 4 times a year to guarantee our warranty of the windows. Clubhouse will be deep cleaned once the projects are completed. We also will notify our insurance company that we have installed hurricane windows and doors.



Member Comments:

One resident asked about the Ficus removal and Calusa to be put in. Money is set aside to install the bushes if needed. Colleen asked if we could receive a discount for the removal of the Ficus since the bushes were cut and not removed entirely.

Adjournment:

Matt made a motion to adjourn at 6:53 pm, Steve seconded. All in Favor.

Respectfully submitted,
Angela Mariani - Secretary