



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
October 17, 2024 - 6:00 PM

Attending:

Board Members: Tony Vaccarino, Angela Mariani, Steve Girard, Linda Myron, Rich Vinton and Colleen Rinaldi.
Matt Difabio arrived at 7:15 PM.
Anchor Associates: Courtney Frimel

Tony called the meeting to order at 6:15 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.

Hotwire Presentation:

Hugo and Brenda from Hotwire were at the meeting to discuss changes to our service. Each home will receive 3 wireless cable boxes, a new router box and 3 remotes. DVR's will go away. Boxes will share and store 50 hours of recording. You can connect your TV to your phone. Matt indicated that pricing would stay at \$85.62 per household for two years if we sign a 5 year contract. After the first two years, we will have increases of 3.5% per year for the remainder of our contract which would end in 2033. We can renegotiate the contract prior to the end of the signed contract. Internet speed will increase upon signing to 300 mbps, then in 2 years up to 500 mbps and in 5 years it will be 1G. The new contract will allow us to upgrade prior to the end of the contract. Training will be offered.

Treasurer's Report:

Rich Vinton gave the report. As of September 30, 2024 we had \$156,024 of income, \$148,345.68 in expenses and our net income \$7,678.32. Rich indicated we are still in very good shape.

Committee Reports:

Janet Ciangetti gave the report. Welcome back party will be on October 26th. As of tomorrow, party will be open to outside guests. Please sign up if you want to come so the committee can get an accurate head count. Kathy Ruch will host Thanksgiving Dinner again this year.



ACC Committee:

John Ciangetti gave the report. A new request was received on October 15, 2024 and added.

1. 7801 BPD – Paint House
2. 7412 Meldin Ct. – Replace Pavers on Both Driveway and Walkway
3. 7481 Lourdes Ct. – Replace Roof
4. 7839 BPD – Replace Windows

Colleen is making a motion to approve the above requests. Matt seconded. All in Favor

7412 BPD – Lanai Extension

7412 BPD – Patio – Information Missing

Matt made a motion to deny the requests for 7412 BPD. Angela seconded the motion. Colleen recusing.

Lake Committee:

Kim Wilson stated that the lakes will be treated now that the rain is stopping. Overall they are in good shape.

Unfinished Business:

Matt stated that the window and door permits should be issued next week. Windows and doors will be installed over the course of two weeks. They will be in prior to the end of the year. Matt would like to work with the social committee regarding installation and timing. Window cleaning will be addressed as soon as the new windows and doors are installed.

Matt indicated that we prepared the clubhouse for the recent storm. We did not get any water. He suggested that we reconsider the drainage project. Linda indicated she felt it was needed. Steve made a motion to approve the Accurate Paver contract. Colleen seconded. All in favor.

New Business:

One resident is asking about rerouting some electrical wires. Tony indicated that it is FPLs responsibility and we did meet with them. Cost to the community would be a couple hundred thousand. We've asked Daley to care for the area. Daley is attempting to clean out that area even though it is FPLs responsibility. Tony reminded everyone that we have no control over FPL or the County. Courtney said she would try and reach out to FPL.

Member Comments:

Many residents asked Hotwire questions regarding the new service and contract.

Adjournment:

Matt made a motion to adjourn at 8:03, Steve seconded. All in Favor.



Respectfully submitted,
Angela Mariani - Secretary