



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
September 23, 2024 - 6:00 PM

Attending:

Board Members: Matt DeFabio, Tony Vaccarino, Angela Mariani, Linda Myron and Rich Vinton all via zoom
Anchor Associates: None

Matt called the meeting to order at 6:00 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 Minutes:

Approval of the Minutes for the August 14, 2024 Meeting. Matt made a motion to approve, Rich seconded. All in favor.

Committee Reports:

ACC Committee:

Roger Pearcy gave the report. The ACC recommendations are as follows:

7450 Meldin CT – Replace Roof – Recommend Approval

7408 BPD – Plant bushes in front of Preserve – Recommend denying again for planting bushes in front of the Preserve outside of permissible areas outlined in our documents. Further discussions with Anchor and Daley will need to be had to insure we are able to allow this without interfering with the landscapers and county guidelines.

Matt made a motion to approve the roof replacement on 7450 Meldin Ct but deny the plantings on 7408 BPD, Tony Seconded the motion, All in Favor.

Unfinished Business:

Playground work is complete and looks great. Climbing wall was salvaged.



New Business:

Matt indicated that our attorney reviewed the contract for the new windows and doors installation. It was suggested we put the contract in the name of the company holding the licensing and instead of 50% down, attorney advised 30% at signing, 15% at permitting, 15% when work starts and remaining balance upon completion. Matt made a motion to approve signing the contract per attorney suggestions. Angela Second, All in Favor. Linda indicated she is voting yes with reservations.

Member Comments:

Nance commented that she wanted to be sure the window installation would not interfere with the planned events held at the Clubhouse. Matt said that would be considered when scheduling the installation. Nance also reminded everyone that the first event will be held on Oct. 2nd.

Announcements:

Matt indicated that we would be holding a monthly Board meeting on Oct. 17th at 6:00 pm. Hotwire will be attending to talk about their new services and answer questions. Draft Agenda will be posted soon and updated closer to the day of the meeting.

Adjournment:

Matt made a motion to adjourn at 6:22 pm, Rich seconded. All in Favor.

Respectfully submitted,
Angela Mariani - Secretary