



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
June 22, 2023
9:00 AM

Attending:

Board Members: Tony Vaccarino, President, Matt Difabio, Vice President, Colleen Rinaldi, Secretary, Steve Girard, Director, Angela Mariani, Director, Richard Vinton, Director Via Phone, Bill Allen, Director arrived at 9:56 am.

Treasurer: Linda Myron

Anchor Associates: Kevin Frost

Tony Vaccarino called the meeting to order at 9:00 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:

Colleen Rinaldi made a motion to approve the April 24, 2023 Workshop Meeting and the May 11, 2023 Board Meeting Minutes, Angela Mariani seconded. Vote 6 to 0. The motion carried.

Treasurer's Report:

Linda Myron reported that the special assessments were coming in rapidly. As of April 30, 2023 we had a positive flow of \$31,000.



Committee Reports:

ACC Committee:

- 7645 Berkshire Pines Dr: Paint Approved
- 7771 Berkshire Pines Dr: Add Lanai Cage Approved
- 7607 Berkshire Pines Dr: New Roof Approved
- 7492 Berkshire Pines Dr: New Roof Approved
- 7421 Meldin Ct: Paint Approved
- 7947 Wexford: Pave Lanai Approved
- 7804 Stratford: New Roof Approved
- 7943 Wexford: Impact Windows Approved

Motion was made by Colleen Rinaldi to approve the ACC recommendations, Tony Vaccarino seconded. Vote was 6-0. The motion carried.

Social Committee:

The Social Committee submitted a list of dates and events for Board approval. Matt Difabio made a motion to accept the list of events, Tony Vaccarino seconded. Vote was 6-0. The motion carried.

Colleen Rinaldi made a motion to remove from the agenda the approval of the updated Social Committee Guidelines to allow more time for the committee to complete some additional revisions. The Committee will submit them to the Board once completed. Tony Vaccarino seconded. Vote was 6-0. The motion carried.

Colleen Rinaldi indicated Mexican Dominos will be added to the calendar Tuesdays at 1:30 pm

Lake Committee:

Linda Myron asked if the pump located near [redacted] is working. Tony Vaccarino indicated he would look into it. The aerators are being worked on; parts have been ordered. Two residents expressed concern about drainage between their yards. Tony indicated that the water should drain into the preserve area.

Appeals Committee:

No Report



Landscape Committee:

Angela Mariani indicated that flowers were added to the front of the clubhouse and both entrances. Some dead trees were also removed from in front of the clubhouse. Steve Girard had asked that Daley cut back some of the plantings near the Shores signage at the entrances. New plantings would be planted in the fall. One of the residents had asked to join the committee. She suggested that we remove spiking on the trees at the Radio Rd. entrance. She was asked to send her contact information to us. One resident expressed concern with the way his trees were being trimmed. One resident reminded us that the flagpole is being covered by palm trees. Tony Vaccarino indicated that the flagpole would remain and that we would speak to Daley about trimming the trees around it.

Unfinished Business:

Update on Pool:

Waiting for the gate to be installed which should be within 2 weeks. Colleen Rinaldi suggested we put up new signage with pool rules. Tony Vaccarino once again asked residents to be respectful of the pool area. Damage is being done which becomes costly to the association. Please watch children and guests and make them aware of our rules. Tony also reminded everyone to start bringing their own paddles and pool table sticks to the game room. Once the present ones are damaged, they will no longer be replaced.

Update on Irrigation Project:

Project is going well. Timers will be completed by Mid July.

Violation Report:

Kevin Frost indicated roughly 100 violation letters had been sent out. One resident did receive a letter in error.

Pool Paver Sealing:

Board received a bid to seal the pavers. Cost is \$4,760.00. This includes a discount of \$600 for the gate that was mistakenly removed. Colleen Rinaldi asked if we could negotiate a bigger discount. Matt Difabio believes we should seal the pavers to protect our investment. Tony Vaccarino indicated he'd rather not seal the pavers. Steve Girard suggested using an Oil Based Sealer. If the Board decides against the sealing, it was suggested to use the credit to repair/replace the stone on the pillars at the entrance to the clubhouse. Board



will research covering the pool rails. Matt Difabio made a motion to push off approval. Tony Vaccarino seconded. Vote 6-0. The motion carried.

New Business:

Hurricane Preparedness:

Handy elite will be on hand to remove chairs, etc. from the pool deck and put up the shutters on the back side of the clubhouse. Meetings are set up with insurance agents to get pricing on our insurance. Steve Girard indicated we should not drop flood insurance coverage as we will not be able to get it back. Tony Vaccarino indicated that the Board budgeted for an increase in insurance and hopeful we will not be too far off of our estimated costs.

TV and Sound System:

Matt Difabio is researching a wireless phone system. Upgrading the sound system is being discussed and researched.

Reorganization of Officers:

Tony Vaccarino made a motion to have Angela Mariani replace Colleen Rinaldi as Secretary. Rich Vinton seconded the motion. Vote was 6-1 with Bill Allen opposing. The motion carried.

Member Comments:

One of the residents asked if we could change the signage at Radio Road to make visitors aware they should not be using that entrance.

Adjournment:

Steve Girard motioned to adjourn the meeting; Colleen Rinaldi seconded.

Respectfully submitted,
Angela Mariani - Secretary