



**The Shores at Berkshire lakes
Board of Directors Meeting Minutes
Tuesday, November 4, 2025, 5:00 pm**

Call to Order: Colleen called the meeting to order at 5:00 pm

Proof of Notice was established

Roll Call of Directors: Colleen Rinaldi, Linda Myron, Lee Kurasowicz, Wade Merrick, Bill Allen, and Brian Young (Zoom) present

Establish Quorum: a quorum was established

Meeting Rule:

The following rule was used for the meeting. Members wishing to speak are asked to sign up on the sign-up sheet under the specific issue they wish to address. (Zoom attendees may sign-up via chat at the start of the meeting.) The Board will recognize the Member by name and invite them to share their comments.

Members are entitled to speak for up to three minutes on any agenda item at the appointed time. Members may speak on the same agenda item a second time, for up to one and a half minutes after all other members wishing to speak have done so.

First Management Company Presentation

Access Management Company made a presentation to the Board and community members. The presentation was followed by a question and answer session with the Board and Community members taking part.

Second Management Company Presentation

May Management Company made a presentation to the Board and community members. The presentation was followed by a question and answer session with the Board and Community members taking part.

Board Discussion

Board members engaged in a discussion of their impression of the presentations.

Resident Comments

Community members offered some impressions concerning the two presentations and asked questions that were answered by board members.

Board Action Regarding 2026 Management Service

Lee Kurasowicz moved that the President appoint a subcommittee of the Board to engage in negotiations with May Management and to present a recommendation to the board. Bill Allen seconded the motion. The motion was approved 5 – 1.

Vote on Shoreline Shine Roof bid for cleaning clubhouse roof

Lee Kurasowicz moved to accept Shoreline Shine Roof's bid of \$3,500.00 to clean clubhouse roof. Linda Myron seconded the motion. The motion was approved unanimously.

ACC Recommendation for AC-7 Guideline

Phil Falgares, ACC chairman, informed he board that the ACC has approved changes to the ACC Guideline AC-7 that would permit solid panel roofs and that their language would be forthcoming shortly.

Adjournment

Lee Kurasowicz moved to adjourn and Bill Allen seconded. The motion was approved unanimously.