



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting  
November 16, 2023  
9:00 AM

**Attending:**

Board Members: Tony Vaccarino, Angela Mariani, Steve Girard via phone, Ron Basile via phone, Colleen Rinaldi, Matt DiFabio.

Treasurer: Linda Myron

Anchor Associates: Kevin Frost

Tony Vaccarino called the meeting to order at 9:03 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:**

Approval of Minutes for Oct. 19, 2023 Board Meeting. Colleen made a motion to approve the minutes Rich seconded the motion. All in favor

**Treasurer's Report:**

Linda gave an overview of how the budget is created. The preliminary budget meeting was held at Anchor with Tony, Matt, Linda and Anchor reps Kevin and Kathy. No major projects will be done other than the new plantings of Calusa or White Java.

Colleen has indicated we may not have budgeted enough for insurance for next year. We should meet with the insurance person to discuss insurance rates for next year.



## **Committee Reports:**

### **ACC Committee:**

John Ciangette presented the ACC report. Moving forward, the ACC will review all requests and then hold a meeting roughly one week before the monthly MHOA Board meeting. A 48 hour notice for the ACC meeting will be posted.

The following requests were made to the ACC:

- 7437 Meldin Ct – Replace Window - Approved
- 7437 Meldin Ct – Replace Front Door - Approved
- 7700/7704 Haverhill – Paint Villa - Approved
- 7825/7827 - Berkshire Pines – Paint Villa - Approved
- 7891 Leicester – Replace Windows - Approved

Matt made a motion to approve the requests Colleen second. All in favor.

John asked for clarification on glass block windows. A specific write up needs to be published to the community two weeks before a vote.

### **Social Committee:**

Janet announced the Thanksgiving Dinner set up will be Wednesday, Nov. 22<sup>nd</sup> at 12:00 noon. So far there are approximately 70 Attendees. Nov. 27<sup>th</sup> the committee will be setting up for Christmas, looking for volunteers. Dec. 9<sup>th</sup> annual Christmas party.

### **Lake Committee:**

Kim indicated lakes are in good condition despite the lack of rain this season. Capacitor burnt out on the fountain behind Haverhill. Tony indicated its being fixed. One of the airators needs to be addressed. Gate to pump equipment is considerably being left open. Needs to be repaired.

**Appeals Committee:** - No Report

### **Ballroom Committee:**

Rich held a couple meetings with the community and only 3% of the community attended. His committee will be meeting to discuss the options that were mentioned during those meetings. One last meeting will be held after the 1<sup>st</sup> of the year on a Saturday. Recommendations regarding the Ballroom will be presented to the Board.



**Unfinished Business:**

- a. Both Colleen and Matt discussed their bids. Matt made a motion to purchase the TV for the ballroom and 2 small TVs for the fitness center from Best Buy and have them install the TV. He also wants to purchase the Owl along with the yearly subscription to Zoom. Colleen second the motion. All in favor
- b. Matt indicated committee members are appointed by the Board. Colleen recommended the committees can discuss additions and removals but the Board will have the final decision.

**New Business:**

- a. Discussion about the budget was had during the Treasurer's report. Monthly assessments can change minimumly and would depend on the the insurance costs.

**Announcements:** None

**Member Comments:**

One resident mentioned that although the donation of books is appreciated, please be sure they are in good shape. One resident thanked the Board for removing the plantings in front of the flag pole at the front entrance. Concerns about the gate being open more recently. Tony mentioned all the issues that cause the gate to be open. Pool gate will be replaced on November 20<sup>th</sup>.

**Adjournment:**

Tony made a motion to adjourn the meeting Rich second. All in favor

Respectfully submitted,  
Angela Mariani - Secretary