



NOTICE OF BOARD OF DIRECTORS' BOARD MEETING

Wednesday, November 19, 2025

6:00 pm

7845 Berkshire Pines Drive (Clubhouse Ballroom)

In-Person & Via Zoom

AGENDA

1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum

2. Approval of Prio Meeting Minutes:

- A. October 16, 2025, Boad Meeting**
- B. October 25, 2025, Board Meeting**
- C. November 4, 2025, Board Meeting**

3. ACC Committee Recommendations:

7747 Berkshire Pines Dr.	Lanai Extension	RECOMMEND APPROVAL
7839 Berkshire Pines Dr.	Villa -New Lights	RECOMMEND APPROVAL
7837 Berkshire Pines Dr.	Villa -New Lights	RECOMMEND APPROVAL
7817 Stratford Drive	Outside Generator Outlet	RECOMMEND APPROVAL
7530 Lourdes Ct.	New Front Door W/Side Lite	RECOMMEND APPROVAL
7924 Leicester Drive	New Roof	RECOMMEND APPROVAL
7436 Berkshire Pines Dr	20 Ft. Flagpole	RECOMMEND APPROVAL
7768 Haverhill Ct	New Walkway Extension	RECOMMEND APPROVAL

4. Unfinished Business:

Rule Change – ACC Guideline AC-7 (Roofs over Lanais and Patios)

The Board will review the proposed modification to ACC Guideline AC-7, as recommended by the Architectural Control Committee and our Attorney. The proposals permit the installation of hard roofs over lanais and patios, including stipulations on design, materials, and integration with existing structures.

Action Required:

The Board will select the language for the proposed AC-7 rule changes that will be included in the two-week notice to homeowners prior to a final Board vote at the next scheduled meeting.

5. New Business:

Proposal from Advanced Aquatics to install aerators in the retention pond.

6. Adjournment

Join Zoom Meeting Via: <https://zoom.us/join> or by Phone: 305-224-1968

Meeting ID: 537 849 8572 Passcode: 7845