



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
October 19, 2023
9:00 AM

Attending:

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

Treasurer: Linda Myron

Anchor Associates: Kevin Frost

Tony Vaccarino called the meeting to order at 9:06 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 Sept. 21, 2023 Board Meeting. Tony made a motion to approve the minutes Colleen seconded the motion. All in favor
Approval of Minutes from Oct. 11, 2023 Workshop Meeting with amendments regarding the Exit doors.

Treasurer's Report:

As of the September financials, the Operating account has \$323,301, Reserves \$795,341 with total assets of \$1,118,642. Current year positive variance at \$39,845.



Committee Reports:

ACC Committee:

John Ciangette presented the ACC reports via phone. The following requests were made to the ACC:

- 7787 Berkshire Pines Dr: Oak Tree Removal - Approved
- 7960 Leicester: Plant Celosia Hedge - Approved
- 7493 Lourdes: New Roof - Approved
- 7518 Lourdes: Replace Windows - Approved
- 7437 Meldin: Add Block Glass Window - Denied

Tony made a motion to approve the requests Angela second. Colleen would like to table the denial because proper procedure was not followed. Written notice was not served. We would have 60 days to respond or there would be an automatic approval. ACC meetings will now be posted 48 hours prior to the meeting. The ACC Committee and Board will discuss and outline window requirements.

Tony made a motion to approve the ACC Approved Recommendations and table the denied request. Angela second the motion. All in Favor

Social Committee:

Janet announced the Welcome Back Party is Oct. 21st. Looking for volunteers to set up Christmas decorations. Everything is going well.

Lake Committee:

Tony indicated lakes are doing well. Weeds are under control. Less water was drained from the lakes this year. Aquatics sends out monthly reports.

Appeals Committee: - No Report

Ballroom Committee:

Colleen made a motion to establish a Ballroom Committee, Tony seconded. Rich Vinton will head that committee.



Old Business:

- a. Tony gave updates on pool pavers. Some of the pavers will be adjusted. Tony met with fencing companies regarding the pool gate, Radio Rd. entrance and garbage coral. One contractor indicated we should repair the current garbage coral gate with rollers. Radio Rd. fences will be replaced. Collecting bids on those projects. New pool gate now expected in November due to material shortages. Discussion was had regarding leaving the Santa Barbara gates open between certain hours.
- b. Tony stated landscaping looking good. Irrigation is now complete. Alerts are being set up on Daley's phone. Tony mentioned letting us know if any of the residents see leaks.
- c. Colleen met with Best Buy along with Doug Nelson and John Ciangetti. New equipment including phone system needs to be replaced. Colleen should have 2 bids by the next meeting. We would like to incorporate Zoom or Microsoft teams.

New Business:

Committee volunteers – Kevin will send out something asking for volunteers. Christine volunteered to be on the social committee. Each committee will have their own email address. Social Committee always in need of volunteers to set up for the parties.

Announcements: Nothing

FPL finally contacted Tony regarding the poles and options for the wires. Anyone can call or go online to FPL to report outages, etc. Tony would like to research solar lights as an option. Christine mentioned The Preserve does have 3 of them. Pat mentioned the cost of a solar light pole is roughly \$18,000 for 5. Woodbrook Circle is where the lights are mounted to trees.

Member Comments:

One resident pointed out some of the minutes were missing on the website. One resident asked about meeting times. Tony mentioned that we've tried having both morning and evening meetings.

Adjournment:

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

Respectfully submitted,
Angela Mariani - Secretary