



**The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
October 16, 2025 -6:00 pm**

Attending:

Board Members: Colleen Rinaldi, Linda Myron, Lee Kurasowicz, Bill Allen, Wade Merrick (Zoom), Brian Young (Zoom).

Anchor Associates: Courtney Frimel, Brad Phelps (Zoom)

Colleen called the meeting to order at 6:00PM

A quorum was present. The Proof of Notice was reviewed and is acceptable.

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.

Approval of the Minutes:

Lee moved to approve September 18th, 2025 Board Meeting Minutes. Linda seconded. All in favor. 6-0

Lee motioned to amend the date to reflect the correct date of October 9th, MHOA Budget Workshop Minutes.

Brian seconded the motion. All were in favor.

Lee moved to amend the order of agenda to reflect: Move item 5 d) to become 6 b) and current 6 b) to become 6 c)

Lee moved to amend the committee reports to add 7522 Lourdes Court the ACC committee to reflect the ACC recommended approval for garage door installation. Brian seconded the motion. All were in favor.

Shylo Walker from Advanced Aquatics presented the aeration system with the benefit of having an aquatic aeration system.

Treasurers Report:

Linda Myron reported that she received the September 2025 financial statements from Anchor Associates and will have a full report for the next scheduled meeting.

ACC Committee:

Tom Swift, ACC member, was present but was unable to report on the recommendations submitted by the ACC:

1. 7763 Berkshire Pines Drive - Lanai extension and new screen cage RECOMMEND APPROVAL
2. 7771 Berkshire Pines Drive - Window Replacement RECOMMEND APPROVAL
3. 7412 Berkshire Pines Drive - Sidewalk RECOMMEND DENIAL



4. 7412 Berkshire Pines Drive - Lanai Cage with solid roof RECOMMEND DENIAL

- Colleen moved to approve the recommendations of approvals of the 5, 7522 Lourdes Ct – Garage door replacement. Brian seconded the motion. All in favor. 6-0
- Lee moved to approve the recommendation of denial of 7412 BPD sidewalk and approve the ACC request to have the homeowner remove the existing unapproved sidewalk. Brian seconded the motion.
- Bill moved to amend the motion by separating into two parts: deny approval of exiting sidewalk and request homeowner to remove exiting sidewalk. Lee accepted Bill's amendment to replace the original motion. All in favor. 6-0
- Brian moved to send a letter requesting that the sidewalk needs to be removed by date provided, and if any fines were applied to have those paid in full. Lee seconded : Passed 6-0
- Lee moved to approve the recommendation of denial of 7412 Berkshire Pines Dr request for a lanai cage with solid roof due to the guidelines prohibiting hard solid roofs. Brian seconded the motion. 6-0
- Bill moved to have the MHOA enforce all the citations he read from a document he created relating to 7412 BPD (not sure that anyone actually seconded this motion, in any event there was a vote). All in favor of the motion: 6-0
- Lee moved to recommend that the ACC modify ACC guidelines AC-7 to allow hard-roof lanais. 5-1

Social Committee:

Nance Taylor welcomed everyone back and advised the festivities start this weekend for the “Welcome Back Party on October 18th, 2025!

Lake Committee:

Unfinished Business:

- a) Discuss and vote on separate bids for power washing/cleaning pool pavers, clubhouse sidewalks, clubhouse roof, and perimeter walls along Radio and Santa Barbara – Lee motioned to approve Shoreline. Brian seconded the motion. 6-0
- b) Discuss MHOA Legal Representation – The Board was recently terminated from their current law firm. Lee made a motion to approve and accept Thornton Law Firm.
- c) Board Vacancy – Due to 1 intent submitted, and possibly 1 interest, Lee made a motion to table to allow for more participates. Brian seconded the motion.
- d) Reorganization of Officer(s) – Brian moved to appoint Bill Allen as secretary. Linda seconded the motion. Bill accepts. 6-0

New Business

- a) Nominate and Vote to Appoint Secretary became moot because of action taken at Unfinished Business (d)
- b) Discuss 2026 Proposed Budget. Vote on Proposed Budget will be voted on October 16, 2026, Board Meeting and mail and correspond to residents for final vote at the November 20, 2025, meeting – Lee made a motion to accept the proposed draft as written for management to mail out to all the residents within the MOHA for formal Board approval. Brian seconded the motion. All in favor. 6-0
 - a. Mailbox discussion – repairs, replacements, and future responsibilities.

Member Comments:

A member questioned the rules for when members can speak during the meeting. The meeting rule (listed above) was clarified. If a member would like to speak while an agenda item is being discussed by the board, they must sign up prior to the meeting and specify the agenda item they would like to comment on. Members are also welcome to speak on any agenda item during the “Member Comment” portion of the agenda. Comments are limited to 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.

A member raised and expressed the concerns about the recent fires behind their Villa in the preserve area near FPL poles. He also advised the Collier County Commissioner, Collier County Public Services, Collier County Vegetation Department, Wink News, and FPL have all been made aware. Collier County, and FPL are scheduled to meet onsite on Friday, October 17th, 2025, to review

Adjournment:

Lee made a motion to adjourn the meeting at 7:45 pm, Brian seconded. All in Favor.

Respectfully submitted,
Courtney Frimel