



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting  
September 21, 2023  
9:00 AM

**Attending:**

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

Treasurer: Linda Myron via phone

Anchor Associates: Kevin Frost

Tony Vaccarino called the meeting to order at 9:10 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. '

**Introduction of New Board Member:**

Tony introduced Ron Basile as our newest board member replacing Bill Allan. Tony made a motion accept Ron as a new board member, Angela seconded the motion. All in favor

**Approval of the Minutes:**

Approval of Minutes for June 22, 2023 Board Meeting. Tony made a motion to approve the minutes Angela seconded the motion. All in favor



### **Treasurer's Report:**

Linda Myron was not present. Treasurer's Report Was Emailed to Everyone.

### **Committee Reports:**

#### **ACC Committee:**

- 7478 Lourdes Ct. - Replace Windows – Approved
- 7947 Wexford – New Lanai Cage – Approved
- 7717 Haverhill - Replace Windows – Approved
- 7548 BPD - Replace Pavers – Approved
- 7515 BPD New Roof – Approved

John Ciangette presented the ACC reports via phone. Tony made a motion to approve the requests Angela second. All in favor

#### **Social Committee:**

Nance asked Kevin to blast community the upcoming events.

#### **Lake Committee:**

Kim indicated Lakes are looking good, no problems

**Appeals Committee:** - No Report

### **Old Business:**

- a. Tony indicated a few of the pavers need to be secured. Kevin indicated gate should be installed today. Once complete, temporary fencing will be removed. Handicap chair is being repaired. Residents should use it so it stays in good shape
- b. Tony stated that the calusa bushes are starting to be installed. Irrigation project is comple two wire and Daley is also maintaining heads of the sprinklers. Grass is looking well considering the lack of rain.
- c. Tony indicated we worked deligently on insurance renewal. We are adequately covered and we came in at budget.



- d. Tony would like to hold off on a Workshop Meeting until more residents are back. Colleen suggested we set up a meeting on Oct. 11<sup>th</sup> at 10:00 in the card room.

**New Business:**

Newsletter Will Be Added Quarterly to the Website – Georgian and Sandi Gerard have done a nice job putting that together.

The Board is working with FPL to repair the poles. Takes time to get them out here. Tony commented on wiring near the preserve and the recent fire. Kevin has asked Daley to try and clear the area as best they can to minimize any further damage. Colleen mentioned burying the lines. Rough costs to us will be \$300,000-\$500,000. Doing our due diligence to make sure we take a look at all possibilities. Colleen asked if we could possibly budget for this project.

**Member Comments:**

One resident asked when we are going to allow for rentals again. That will be discussed at the upcoming workshop.

Resident inquired when the Ficus will be replaced. Daley has a purchase one gallon plants and turns them into 7 gallons. Replacement will start with the entrances. Residents are responsible for dead tress on their property. Tony suggests working with your neighbors to schedule tree trimming together to get a better price.

**Adjournment:**

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

Respectfully submitted,  
Angela Mariani - Secretary