



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
2023 Annual Board of Directors Meeting Minutes
February 16, 2023
6:00 PM

The meeting was called to order at 6:05 PM by Tony Vaccarino.

Quorum was established with 163 in person or by proxy.

Notice was posted in accordance with Fla Statute.

Reading or Disposal of Prior Minutes – Lee made a motion to waive the reading and accept the 2022 Annual Meeting Minutes, homeowner Doug Nelson seconded the motion from the floor, and all homeowners were in favor.

Treasurer's Report – Linda Myron gave a brief overview of the year end financials. Revenues were \$1,659,671.66, expenses and reserve contributions were \$1,672,992.21 for a negative of \$13,320.55. Linda explained that inflation had a big part to do with this along with the hurricane cleanup. Financials are in great shape all in all.

Presidents Report- Tony Vaccarino informed the membership that the permit for the pool deck and fence is still pending. A few road repairs have been made; sealcoating will be scheduled in a few months. The new landscaping company Daley Lawn Care has now started, they are working on a trimming schedule map that can be sent to the residents. The entire irrigation system is currently being checked, the shores is looking into doing an upgrade to the system that has been discussed for the last few years. The ficus along the main entrance is going to be removed and clusia will be installed, Daley is holding these at his nursery for the shores so they will continue to grow and be a good size before the community has them installed. The social committee will no longer oversee the ballroom rentals, a new committee will be formed for this, and the board is going to consider not allowing functions outside of community events. There have been too many issues lately with people not following the rules. The board is going to consider upping the capital contribution fee. The new website should soon be up and running.



Results of the Proxy Vote:

1. Should any excess amount of funds collected for the operation of the Association in the fiscal year 2023 be rolled over for use to pay operating expenses in the fiscal year 2024? *(A yes vote will make these funds non-taxable by the IRS.)* The Board recommends voting *in favor*.

158 IN FAVOR

1 NOT IN FAVOR

Introduction of the Board of Directors:

Tony Vaccarino
William Allen
Colleen Rinaldi
Richard Vinton
Steve Girard
Angela Mariani
Matt Difabio

Adjournment: Meeting adjourned at 7:06pm

Respectfully submitted,
Kevin Frost, CAM