



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
June 23, 2022
9:00 AM

Attending:

Board Members: Tony Vaccarino, Doug Nelson, Britt Ragle, Lee Kurasowicz, Steve Girard, Angela Mariani,

Treasurer: Linda Myron

Anchor Associates: Kevin Frost

Tony Vaccarino called the meeting to order at 9:00 AM.

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

Meeting:

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:

Lee Kurasowicz made a motion to approve the meeting minutes for May 19, 2022. Tony Vaccarino seconded the motion, Vote 5 to 0. The motion carried. The June 1, 2022 Members Meeting Minutes will need to be approved by the members at the next Special Members Meeting or Annual Members Meeting.

Treasurer's Report:

No report

ACC Committee:

7905 Leicester Dr. – Install hurricane shutters, ***Approved***

7826 Berkshire Pines Dr. – Install hurricane shutters, ***Approved***

7496 Berkshire Pines Dr. – Install hurricane shutters, ***Approved***

7897 Leicester Dr. – Install hurricane impact windows, ***Approved***



- 7713 & 7717 Haverhill Ct. – Replace roof, gutters, and bird stop, **Approved**
- 7446 Meldin Ct. – Install hurricane shutters, **Approved**
- 7945 Leicester Dr. – Replace roof, **Approved**
- 7434 Meldin Ct. – Replace roof and gutters, **Approved**
- 7879 Berkshire Pines Dr. – Add gutters to both sides of the house, **Approved**
- 7775 Berkshire Pines Dr. – Solar Light attached to gutter, **Approved**

Tony Vaccarino made a motion to accept all **approved** ACC recommendations. Lee Kurasowicz seconded the motion. Vote 5 to 0. The motion carried.

Social Committee:

No report.

Lake Committee:

Representatives of the HOA met with Advanced Aquatics to discuss our lake management. A proposal will be forthcoming from them for Board review. We have a resident who may be interested in joining the lake committee. Tony Vaccarino will follow up the person. The fountain behind the clubhouse will be installed during the second week of July, 2022.

Appeals Committee:

No report.

Old Business:

- Website update:
A list is needed for updates to be given to the website developer. Limited access for updating the website will be assigned to an HOA representative. Tony will get a date for HOA administrative rights.
- Pool pavers and fence update:
Tony Vaccarino is going today to see the vendor and finalize the order. The tentative schedule date for installation of the pavers is November, 2022. Pool will be shut down for three or four weeks. The fencing company is being coordinated with the paver company to install the new fence at the same time.
- Pool furniture update:
The manufacturer is still waiting on some materials to finish the work order. Supply chain issues are causing the hold up. We might need to have our vendor hold and store the furniture until our pool area project is finished.
- Water fountain update:
The new fountain will be installed during the second week of July, 2022.



New Business:

- Swimming pool rules and regulations violations:
The HOA has received several complaints that some residents in our community are climbing the fence to get into the pool area, placing large floats in the pool, eating snacks at the edge of the pool and in the pool, bringing glass bottles into the pool area, smoking and playing loud music while at the pool. Also some residents are trying to gain access to the pool after hours. We are going to send warning letters to the offenders. Options for non-compliance after offender receives the letter are suspension of access to amenities, TV and imposing fines. A security guard is being hired to monitor the situation.

Lee Kurasowicz made a motion to hire a security guard to enforce the swimming pool rules for July 4th weekend, beginning Friday, July 1, 2022 through Monday, July 4th from 12 noon to 10 pm daily. Tony Vaccarino seconded the motion. Vote 6 to 0. The motion carried.

- Additional cameras for the billiard room and card room:
Tony is going to look into wireless cameras that are inexpensive and can be viewed from a phone.
- Approval of delinquent assessment and fine collection policy and procedure:
There was discussion regarding the new standardized policy as to whether we should add language that a lien and/or foreclosure are options for collecting delinquent assessments and fines. During the discussion it was felt that when the past due amount goes to the attorney for collection, they will inform the resident that a lien or foreclosure are options that can be used to collect money owed. Therefore, language is not needed in the new standardized collection policy for use by the management company.

Lee Kurasowicz made a motion to accept the new The Shores HOA Delinquent Assessment and Fine Collection Policy dated June 6, 2022. Tony Vaccarino seconded the motion. Vote 6 to 0. The motion carried.

- Clubhouse parking lot drainage issues:
The drain will be cleaned during the second week of July. Drains on Leicester Dr and Stratford Dr. will also be cleaned.

Fines:

Consideration and approval of fines re:

7857 Stratford Dr. Dirty roof - \$500

The owner is in litigation and a hearing is to be held at the end of the month. The Board will postpone action on this until the next Board Meeting in July.



Announcements:

Tony is in contact with Florida Power and Light asking them to clean and replace some of the pole lights in the community.

Member's comments or questions on agenda items:

A member asked if the Anchor Assoc. portal will have the monthly financials added so that residents can review. *Kevin stated that they will be added this summer.*

A member asked if the ficus is going to be replaced on Berkshire Pines Dr. near the Radio Rd entrance to Meldin Ct. *It is being addressed. We are planning to put clusia behind the ficus on Berkshire. Then when it is tall enough the ficus will be removed. The model for planting the clusia to replace the ficus will be done on the left side of Berkshire Pines Dr. from the Radio Rd. entrance to Leicester Dr.*

A member asked if the ficus could be shaped similar to how The Preserve trims theirs. *It will be considered.*

A member commented that the wall that borders Santa Barbara Blvd needs to be power washed. *The Board will review.*

Adjournment:

Steve Girard made a motion to adjourn the meeting. Tony Vaccarino seconded the motion. Vote 6 to 0. Meeting was adjourned at 10:00 AM.

Respectfully submitted,

Britt Ragle
Secretary