



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
July 21, 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 June 23, 2022. Tony Vaccarino seconded the motion, Vote 4 to 0. The motion carried. Lee Kurasowicz made a motion to approve the meeting minutes for July 6, 2022. Tony Vaccarino seconded the motion, Vote 4 to 0. The motion carried.

Treasurer's Report:

Treasury report for the months ended May 31, 2022 and June 30, 2022:

May had a positive variance of \$7,433.16.

June had a negative variance of \$7,833.15.

Our increase to Equity for the year is \$9,200.30.

Inflation is starting to affect our bottom line.

Britt Ragle made a motion to accept the treasurer's report. Tony Vaccarino seconded the motion. Vote 6 to 0. The motion carried.



ACC Committee:

- 7530 Lourdes Ct. – Replace front door, *Approved*
- 7912 Leicester Dr. – Install swimming pool, *Approved*
- 7502 Lourdes Ct. – Replace gutters, *Approved*
- 7830 Berkshire Pines Dr. – Install half villa roof, *Approved*
- 7800 Meridan Ct. – Install mini split AC unit for garage, *Approved*

Tony Vaccarino made a motion to accept all ACC recommendations. Steve Girard seconded the motion. Vote 6 to 0. The motion carried.

Social Committee:

There is increasing demand for the renting of the ballroom for parties. Bonnie Zirpoli needs help in managing the requests. Angela Wilson has volunteered as another liaison for managing the clubhouse ballroom rental requests. Her access card will be changed to allow access to the ballroom after normal hours. Thank you Angela.

Lake Committee:

Another committee member is needed for the lake committee. Summer Araque has volunteered to replace committee member Brian Keen who has moved from The Shores.

Tony Vaccarino made a motion to add Summer Araque to the lake committee. Angela Mariani seconded the motion. Vote 6 to 0. The motion carried.

Solitude will be notified that we are discontinuing our contract with them for lake management. We are in the process of acquiring a new vendor for the lake management.

Appeals Committee:

No report.

Old Business:

- Water fountain replacement update:
The fountain behind the clubhouse will not be installed until the new electrical panels are moved and that should occur by August 4th.
- Additional mini surveillance cameras update:
Additional mini surveillance cameras have been installed in the billiard room, card room, ballroom and for the pool area. The cameras are very inexpensive and require no additional wiring.

New Business:

- Consider seeking bids for pool and clubhouse security on a random basis:



The cost for a security person is \$18/hr. We could use 4-hour days 3 times per week with at least two of the days on the weekend. This will be discussed more at the August 3rd workshop meeting.

- Board approval of the removal and replacement of the dance floor in the ballroom by House of Carpet:
The dance floor is installed.

Tony Vaccarino made a motion to approve \$6,947.50 for the removal and replacement of the ballroom vinyl dance floor by House of Carpet. Steve Girard seconded the motion. Vote 5, 0, 1. The motion carried.

- Board approval of Advanced Aquatic quote for lake maintenance:
The HOA is discontinuing the contract with Solitude Lake Management and changing to Advanced Aquatics Services, Inc. for the management of the lake.

Tony Vaccarino made a motion to approve the contract with Advanced Aquatic Services for \$985.00/mo. Steve Girard seconded the motion. Vote 5, 0, 1. The motion carried.

- Clubhouse parking lot drainage issues:
Sewer Viewer Inc. is going to review and give the HOA recommendations on how to fix the storm drain to give us a long term solution. We should have the recommendation by Aug. 3rd.
- Mailbox maintenance plan status, budget and color:
The quote is \$35 per mailbox for painting and numbers. Funding needs to be worked out because there is no line item for the mailbox maintenance for the single family and villa homes. We need an official quote and specs from the vendor the HOA is going to use. Kevin will get a detailed quote which includes all the steps necessary to perform the mailbox maintenance. The other option discussed was to provide physically disabled members front and back-door mailboxes upon request.
- Board to consider seeking quotes to the replace the two EBSCO digital signs at the exits of the community:
The average life span of our digitals signs is 7 to 10 years. Our signs are 7 years old and they are out of warranty. The Radio Road sign may need a new power supply at a cost of \$1,400. All repairs so far have been under warranty. We have been in contact with our vendor through their website requesting an estimate for repair and/or replacement.
- Status of pool fencing cost estimate:
We have quotes on 4 ft. high fencing but now we are considering a 6 ft. high fencing due to recent attempt of residents climbing the fence to get into the pool area. We should have a new quote by mid-August.
- Discuss landscaping and pool vendors performance:



Tony and Kevin met with BrightView Landscaping and discussed the HOA's concern with the quality of the work being performed. The HOA is not happy with their performance and BrightView was given specifics as to where they need to improve. We have a large landscaping credit from BrightView to use before we consider changing landscaping vendors. Other landscapers have been contacted as possible replacements for BrightView but for now we continue to give them updates on their performance, good and bad.

Grove Swimming Pool Service has been spoken to about their performance or lack thereof. Recently, we have had some issues with the pool, primarily the pool circulation floats and returns. They were not fixing the problem to our satisfaction. We anticipate that their performance will improve. If not, we may make a change of vendors.

Fines:

Consideration and approval of fines re: 7857 Stratford Dr. Dirty roof - \$500

Tony Vaccarino made a motion to fine the owner of 7857 Stratford Dr. in the amount of \$500 for not cleaning the roof within the prescribed time allowed on the Notice to Correct Property Conditions which was mailed to the resident. Britt Ragle seconded the motion. Vote 6 to 0. The motion carried.

Announcements:

None

Member's comments or questions on agenda items:

A member asked if the HOA had changed banks. *The HOA has not changed banks but the name of the bank has changed to First Horizon from IberiaBank.*

Adjournment:

Tony Vaccarino made a motion to adjourn the meeting. Lee Kurasowicz seconded the motion. Vote 6 to 0. Meeting was adjourned at 10:05 AM.

Respectfully submitted,

Britt Ragle
Secretary