



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
October 20, 2022
9:00 AM

In Person and/or Conference Call

Attending:

Board Members: Tony Vaccarino, Lee Kurasowicz, Steve Girard, Doug Nelson, and Angela Mariani.

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.

Approval of the Minutes:

Doug made a motion to approve the meeting minutes for August 25, and October 5, 2022. Tony seconded the motion. Vote 5 to 0. The motion carried.

Treasurers Report:

Linda reported on a favorable month end financial report for August, September. August had a negative variance of \$2,054.65, September had a positive variance of \$10,331.53. Our increase to equity for the 10 months ended October 31, 2022, is \$14,814.66.

Appointment of New ACC Committee Chairman

Tony made a motion to appoint John Ciangetti as the ACC Chairman, Doug seconded, and all were in favor. The board thanks Nick Forte for all of his hard work and dedication to the committee.

ACC Committee:

- | | | |
|---------------------------|----------------------------------|----------|
| • 7811 Berkshire Pines Dr | Install new white Gutters | Approved |
| • 7771 Berkshire Pines Dr | Install Cameras (white in color) | Approved |
| • 7784 Meridan Ct. | Extend Lanai | Approved |



Social Committee:

The coffee hour is back and will continue going forward on the first Saturday of the month. Halloween party is now open to non-residents. Thanksgiving dinner will be on Thanksgiving Day and comedy and magic show will be on December 9th

Lake Committee:

The lakes are in good shape, the water level is down about 10ft since the storm. New lake company Advanced Aquatics is doing a good shop.

Appeals Committee:

Nothing to report.

Old Business:

Update regarding parking lot drainage – Sothern Coastland is scheduled to start next week. Will dig a drainage swale back to the as built to help with parking lot flooding.

Update on the website access panel installation – The panel is installed, any board member who wishes to meet with the web designer for access can meet with them sometime next week.

Update on Pool Project – Materials are all ordered, waiting on the survey for the pool company so the permit can be finalized. The goal is to have the fence installed prior to the pavers, the pool will be closed for the fence installation.

Update to move HOA financial data & Minutes over to the Anchor Portal – The financials and minutes are on the portal. The portal can only store so much before there will be a fee associated. Moving forward all the minutes and financials will be placed on the shores website but will be password protected.

Landscaping Quotes – Quotes have been received, waiting on one more so we can discuss all options. A few companies have rejected bidding the shores due to the size and the lack of manpower. The association has had several meetings with Brightview to discuss the overall service being provided, the inconsistency and lack of scheduled trimmings and response time has prompted the HOA to seek bids.

New Business:

Mailbox Payment Discussion – Linda discussed the options on how to pay for the mailbox repairs for the villas & single-family homes. Linda recommends increasing the 2023 operating budget for these repairs instead of using the Reserve Infrastructure Repair and having to repay the Preserves.



Discussion of 7711 BPD Roof Issue – Half Villa roof ACC rules state that the tiles need to interlock, the current contractor broke tiles and cemented them in the valley. The contractor signed the ACC application knowing the rules. The associations attorney is involved and the contractor is going to schedule an engineer to help resolve this issue.

Flag pole Relocation – Discussion was had regarding moving the flag pole to the center of the front island at the main entrance. Tony made a motion to move the flag pole if possible, Doug seconded and all were in favor.

Announcements – The board would like to put together a hurricane committee and are asking for volunteers.

Adjournment:

Tony Vaccarino made a motion to adjourn the meeting at 10:15 am. Steve seconded the motion. The motion carried.

Respectfully submitted,

Kevin Frost
CAM