



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting
May 19, 2022
9:00 AM

Attending:

Board Members: Tony Vaccarino, 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 April 21, 2022 and May 4, 2022. Tony Vaccarino seconded the motion, Vote 5 to 0. The motion carried.

Treasurer's Report:

Linda Myron reported that we received the financial statements for the month of April 30, 2022 from Anchor Associates. Budgeted revenues were \$135,346.00, actual revenues were \$141,473.00 for a positive variance for \$6,127.00. Budgeted expenses were \$140,574.16, actual expenses were \$129,436.42 for a positive variance of \$11,037.74. Our net increase to Equity for the year is \$8,656.61. Linda commented that we are doing well financially.

ACC Committee:

7800 Meridan Ct. – Place pavers around lanai, **Approved**

7491 Berkshire Pines Dr. – Replace roof, **Approved**

7764 & 7768 Haverhill Ct. – Replace villa roof, **Approved**

7440 Berkshire Pines Dr. – Replace 1/2 villa roof, **Denied**



7729 & 7733 Haverhill Ct. – Replace villa roof, *Approved*
7414 Meldin Ct. – Install impact windows, *Approved*
7856 Stratford Ct. – Replace roof, *Approved*
7795 & 7797 Berkshire Pines Dr, - Replace villa roof, *Approved*

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

Social Committee:

No report.

Lake Committee:

Kim Wilson said that the grass carp have been released into the lake which will help keep the vegetation under control.

Appeals Committee:

The following fines from the Board Meeting of March 16, 2022 were upheld by the Appeals Committee:

7716 Haverhill – Roof Power Washing, **\$500**
7940 Leicester – Palm Tree Trimming & Driveway Power Washing, **\$1,000**
7477 Lourdes Court – Roof Power Washing & Palm Tree Trimming, **\$1,000**
7849 Stratford – Palm Tree Trimming, **\$500**
7864 Stratford – Palm Tree Trimming, **\$500**

Old Business:

- Website update:
The website is up and running. The website is being reviewed daily and corrections are being made where necessary. The administrative channel for the website will be turned over to the HOA in about a month. This will allow the HOA to make updates to the website as needed.
- New flooring for the clubhouse:
The original order for the ballroom carpeting has been canceled. The Board had voted to approve \$17,159.43 for the purchase and installation of the ballroom carpeting at the April 21, 2022 Board Meeting. Having voted yes last month, Tony Vaccarino made a motion to rescind the Board's previous vote on April 21, 2022 to fund a broadloom rug purchase for the ballroom. Lee Kurasowicz seconded the motion. Vote 5 to 0. The motion carried.



A new quote has been received from another vendor. Tony Vaccarino made a motion that the Board allocate up to \$20,000 to fund all the expenses related to replacing the carpeting in the ballroom, card room, billiard room, and the library. Lee Kurasowicz seconded the motion. Vote 5 to 0. The motion carried. All of the new clubhouse carpeting should be installed in June 2022.

- The preserve area cleanup schedule:
The community has been split into 3 cleanup sections. Section 1 has been completed. Section 1 is bordered by Santa Barbara Blvd to the West, the clubhouse to the South crossing the lake to 7556 Berkshire Pines Dr. and the Preserve Community to the East. This cleanup is a 3 year cycle. Section 2 will be completed next year.
- 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.

New Business:

- Replacement of water fountain behind the clubhouse:
We have received quote to replace the fountain. Lee Kurasowicz made a motion to approve expenditures up to \$17,000 to replace the fountain and rewire the electric feed. Tony Vaccarino seconded the motion. Vote 5 to 0. The motion carried.

Fines:

No fines this month.

Announcements:

No announcements this month.

Member's comments or questions on agenda items:

A member asked if a Board Member signs the checks for all bill payments for the HOA. *Our treasurer signs most of the checks and the president also sign checks when the treasurer is not available. All checks are matched against the corresponding invoice before the payment is made. Members of the Board also review the financial statements each month.*

A member commented that someone is feeding feral cats on Meldin Ct. *The HOA will investigate and send out a notice to all resident with instructions not to feed the feral cats.*

Tony Vaccarino commented that the billiard room will need to be painted again above the chair railing because of chair backs damaging the walls.



Adjournment:

Tony Vaccarino adjourned the meeting at 9:35 AM.

Respectfully submitted,

Britt Ragle
Secretary