THE SHORES MID-DECEMBER 2025 NEWSLETTER

Wishing everyone a peaceful and happy holiday season as we prepare for the New Year. We're excited to share a few important updates with our residents. In 2026, the MHOA Board is pleased to welcome our new management company, MAY Management, as part of our continued commitment to strong community operations and responsive service. You should have received an email yesterday, 12/19/25 with helpful information outlining where and how to submit your January payment, portal login instructions for your online account. Please don't forget to sign up for the New Year's Day Brunch as well as many other events that will be on our calendar in 2026! As always, your MHOA Board remains focused on the ongoing maintenance and upkeep of our beautiful community, ensuring The Shores continues to be a place we are all proud to call home.

May Management

1. **Community Association Manager (CAM) Assignment**
   William Behrens will serve as The Shores MHOA CAM. For the first three months of 2026, William will be in the Clubhouse Office on the following schedule:
   - Mondays: 9:00 AM – 12:00 PM
   - Wednesdays: 1:00 PM – 4:00 PM
   - Fridays: 9:00 AM – 12:00 PM

   In addition, William will be on-site for an extra two hours each week to conduct property inspections and reviews on either Thursday or Friday. During this period, an assistant will be hired and trained by William to eventually assume in-office responsibilities. Afterward, William will continue to be present on the property for two hours per week and will remain available in person, by phone 239-262-1396 and email wbehrens@maymgt.com.

2. **Resident Portal**
   Community Portal: https://portal.maymgt.com is the best way to view your account information 24/7. To login to your new owner's portal, go to https://portal.maymgt.com. At the bottom of the screen, click "Sign Up". You will need your Account Number and Portal Key which are included in the email you received on 12/19/25 to create your login to be approved by the Board. You will also have access to association related documents, account balance, make payments on-line, enter and track maintenance requests, access resident directory, view a community calendar, and receive important information about The Shores. The system is password protected and 128-bit encrypted. By signing on you will be able to stay better informed and also opt in or out of directory

and online payments.

3. **Paying Association Dues**
   Coupon books are expected next week.

   <u>Single Family Homes</u>
   Annual Maintenance Per Unit: $4,680
   Monthly Maintenance Per Unit: $390

   <u>Villas</u>
   Annual Maintenance Per Unit: $3,936
   Monthly Maintenance Per Unit: $328

   <u>The Preserve (Condos)</u>
   Annual Maintenance Per Unit: $2,903
   Monthly Maintenance Per Unit: $242

   There are several payment options:
   <u>Credit Card and One Time Payment</u>: 3.5% processing fee will be added to the final payment amount.
   <u>Auto-Draft ACH from Bank or Debit Card</u>: $2.99 processing fee. Pull Date: 5th
   Includes charges since last month.
   <u>Check and Bank Initiated Bill Pay</u>: – No additional charge.
   If you would like to pay by check or Bank Initiated Bill Pay, please make the check payable to The Shores at Berkshire Lakes Master Homeowners Association
   Mail to:
   The Shores at Berkshire Lakes Master Homeowners Association, Inc
   P.O. Box 52980
   Phoenix, AZ 85072-2980
   Drop off in person:
   May Management/KEB
   11100 Bonita Beach Road
   Bonita Springs, FL 34135
   OR
   Clubhouse Office during Manager Office Hours or Secure Shores MHOA Lock Box outside of Clubhouse office so that checks may be dropped off there by residents.

   We appreciate your cooperation and patience during this transition and thank you for your continued support of our community. If you have any questions after receiving your notice from May Management, please do not hesitate to reach out.

Lakes & Fountains

Fountain

New submersible fountain motor cable at the North (Haverhill) fountain was replaced on Monday, 12/15/25 and all is working great.

Lake Aeration System

The Shores at Berkshire Lakes MHOA is pleased to share some exciting and very positive news about an important investment in the long-term health and beauty of our community lake.

At the December 18, 2025 Board meeting, the Board unanimously approved **all three phases of a comprehensive Lake Aeration System project with our current lake maintenance company Advanced Aquatics**. This proactive initiative reflects the Board's continued commitment to environmental stewardship, water quality, and preserving one of The Shores' most valued natural assets.

Aeration Project Overview

The approved project will be completed in three phases:

- **Phase 1 Upgrade:** $14,103
- **Phase 2 Upgrade:** $16,619
- **Phase 3 Upgrade:** $14,942

The **total project investment is $45,664**. In addition, the Board approved a **Semi-Annual Aeration Maintenance Program** to ensure optimal long-term performance of the system, at a cost of **$720 per year ($60 per month)**.

Why Lake Aeration Matters

Lake aeration is widely recognized as one of the most effective and environmentally friendly ways to improve and protect lake ecosystems. By continuously circulating and oxygenating the water, the aeration system will:

- **Improve water clarity and quality** by reducing nutrient buildup that can lead to algae growth
- **Support a healthier aquatic ecosystem**, benefiting fish, birds, and other wildlife
- **Reduce odors and organic muck accumulation** at the lake bottom
- **Help prevent harmful algae blooms** by promoting balanced biological activity
- **Enhance the overall appearance and enjoyment of the lake** for residents

A Long-Term Investment in Our Community

This project is not just a short-term improvement—it is a forward-thinking investment in the sustainability, aesthetics, and ecological balance of our lake for years to come. Proper aeration helps extend the life of the lake, reduces the need for more costly remediation in the future, and aligns with best practices for lake management in Florida communities.

The Board is proud to take this positive step on behalf of the entire community and looks forward to the noticeable benefits this aeration system will bring to **The Shores at Berkshire Lakes**.

Landscaping

Sod Issues

Jeff Daley of Landscape Workshop has reported that they met on site with their Chemical representative last week and it was recommended starting with a product called "Main Event", which is a form of Chelated Iron which provides readily available iron to correct yellowing (chlorosis) and deepen green color to your Community. They also sent soil samples to three separate labs for analyses. As soon as he gets the lab results he will share with us.

Pool Area

Pressure Washing

Shoreline has completed cleaning and sealing pavers and pool reopened on Sunday, 12/14/25. Cordova Cleaners were excellent in taking in our bring out chairs and tables and not extra charge to us.

Gates ..

- **Santa Barbara Entry Gates will remain open from 12/24/25 @ 8:00 AM until Friday 12/26/25 @ 8:00 AM for the Christmas Eve and Day.**

Property Inspections

- Tree Trimming: Second notices have been sent.
- Roof & Driveway Cleaning: Several incorrect notices were issued, including to residents who cleaned roofs earlier this year. Corrections are needed. Second notices will be going out soon.

  We are very grateful to all who have completed or scheduled tree trimming and roof and driveway cleaning. Thank you!

Social Committee

We continue to be very grateful for our wonderful Social Committee:

Please save the date for the following:

January 1, 2026: New Year's Day Brunch
January 24, 2026: Casablanca Dinner Dance
February 21, 2026: A Little Bit of Country and Rock & Roll
March 21, 2026: The Shores Annual Fashion Show
April 5, 2026: Easter Sunday Dinner
April 18, 2026: It's a Wrap Dinner Dance
Please note we will also be able to enjoy the Gulf Coast Big Band Rehearsal on:
February 11th, March 11th, and March 25th

Upcoming Dates

- **January 1, 2026: Official May Management start date**
- **January 15, 2026 @ 6:00 PM: Regularly Scheduled Board Meeting (3rd Thursday of the Month)**