

THE SHORES AT BERKSHIRE LAKE MHOA NEWSLETTER FEBRUARY 2026

Your Board of Directors for the Master Homeowners Association and MAY Management continue to focus on maintaining, improving, and strengthening our community at **The Shores at Berkshire Lakes**. Over the past week, several meetings and on-site reviews were held addressing communication improvements, lake aeration progress, technology support, safety enhancements, ongoing maintenance, and upcoming social events. Below is a general overview of the key topics and activities underway.

Community Website & Communication Improvements

The Board reviewed a proposal for a redesigned and professionally managed community website. The goal is to ensure our website remains compliant with Florida HOA requirements while improving accessibility, ease of use, and overall communication with residents.

A modernized website would allow for:

- Timely community announcements
- Regular newsletters and email updates
- Calendar postings and event notices
- Improved document access
- Potential future enhancements such as electronic voting and blog-style updates

Clear, consistent communication is essential in a community our size. The Board is carefully evaluating options to ensure residents receive important updates quickly and efficiently while maintaining transparency and compliance.

Hotwire / Fision+ Resident Support & Connectivity

The Board met with our Hotwire representative to address several service and connectivity topics:

- Planning evening resident learning sessions to assist with TV buffering, router resets, and remote-control troubleshooting
- Exploring improved notification options regarding overnight system updates
- Scheduling regular in-person support sessions at the clubhouse

- Reviewing and improving clubhouse WiFi connectivity
- Evaluating guard house camera connectivity to ensure reliable monitoring
- Addressing SONOS and other smart-home connectivity concerns

Residents experiencing service issues may continue contacting Fision+ technical support at 239-217-3262, 800-355-5668 or lindsey.ford@hotmail.com for assistance at no cost.

Lake Aeration Project – Phase 1 Complete

Phase 1 of our lake aeration project has been successfully completed. Six aerators are now installed and operational, powered by two compressor systems.

Important Reminder:

Floating markers and ropes are attached to each aerator to clearly identify equipment locations and allow for maintenance access. These floating markers are critical to protecting the system.

Residents who fish or operate boats with electric motors are strongly encouraged to be mindful of these visible floaters. Please avoid casting near the markers or operating motors close to them, as hooks, fishing lines, or propellers can become entangled in the ropes and damage the equipment.

Electrical connections for the remaining phases are being finalized, after which Phases 2 and 3 will proceed.

Pool Heating System Update

We continue ongoing maintenance and improvements to the pool heating system. Since the renovation of the pump system, overall performance has improved significantly and the system has been operating much more efficiently.

That said, when nighttime temperatures drop below 50 degrees, it becomes extremely difficult—if not impossible—for any heating system to maintain high water temperatures in a pool of our size. Weather conditions play a significant role in performance.

Currently, three (3) of our six (6) heaters are operating efficiently. We are actively obtaining estimates to replace the heaters that are not functioning properly, with the goal of improving overall heating capacity and consistency moving forward.

Maintenance & Infrastructure Updates

Recent maintenance and improvement efforts include:

- Electrical work coordination for aeration compressor cabinets
- Estimates being obtained for additional electrical improvements (including bocce lighting and pool deck outlets)
- Installation of new clubhouse security cameras (playground area, parking lot, and tennis court side)
- Completion of the semi-annual HVAC maintenance for the clubhouse

Routine inspections and preventative maintenance remain a priority to protect community assets and avoid costly future repairs.

Office Hours Update – Presidents Day Week

In observance of **Presidents Day**, Monday, February 16, 2026, office hours for William Behrens of MAY Management will be adjusted for next week only.

Instead of the normal Monday hours, office hours will be:

- **Tuesday, February 17 – 9:00 AM to Noon**

The remaining hours will stay the same:

- Wednesdays – 1:00 PM to 4:00 PM
 - Fridays – 9:00 AM to Noon
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Social Committee Events – Thank You to Our Volunteers

Our Social Committee continues to do an outstanding job bringing neighbors together through a wide variety of events. These gatherings take significant planning, coordination, and volunteer hours behind the scenes. We are grateful for the hard work, creativity, and dedication of all committee members and volunteers who make these events possible.

The calendar continues to evolve, and additional activities such as an ice cream social, pool party, and other community gatherings may be added as the season progresses. We encourage residents to watch for updates and participate whenever possible.

February 2026

- A Little Bit of Country & Rock and Roll – February 28

March 2026

- Coffee Hour – First Saturday March 7
- Voices Connected Concert – March 7
- Gulf Coast Big Band Rehearsal – March 11
- Shores Annual Fashion Show – March 12
- St. Patrick’s Day Dinner – March 21
- Gulf Coast Big Band Rehearsal – March 25

April 2026

- Coffee Hour – First Saturday April 4
- Easter Sunday Dinner – April 5
- It’s a Wrap Dinner & Dance – April 18

We encourage everyone to participate, meet new neighbors, and support the volunteers who work so hard to build community spirit at The Shores.

Upcoming Dates

MHOA Board

Thursday, February 19, 2026 @ 6:00 PM
MHOA Board Meeting
Location: Clubhouse Ballroom

Thursday, March 26, 2026 @ 6:00 PM
Annual Meeting of Members
The Shores Master Homeowners Association
Location: Clubhouse Ballroom

ACC Committee

Wednesday, February 25, 2026
Modification Requests (MR) must be submitted

Tuesday, March 3, 2026 @ 7:30 PM
ACC Committee Meeting to recommend MR approvals to the Board
Location: Clubhouse Ballroom

Moving Forward

Again, your MHOA Board and MAY Management remain committed to proactive maintenance, improved communication, infrastructure upgrades, and long-term planning that protects property values and enhances quality of life at The Shores.

We appreciate your cooperation—especially regarding the lake aeration floating markers—and your continued engagement.

Together, we will continue making The Shores at Berkshire Lakes a wonderful place to live.