

MAY 2026 SHORES MHOA NEWSLETTER

Dear Shores and Preserve Homeowners,

As we move into the summer season, the MHOA Board of Directors would like to thank all residents for their continued cooperation, involvement, and commitment to our community. This newsletter provides important updates on ongoing maintenance projects, infrastructure improvements, compliance initiatives, community programs, and upcoming events.

The Board and management team remain focused on preserving property values, enhancing community amenities, maintaining regulatory compliance, and ensuring that The Shores continues to be a safe, attractive, and welcoming place to live. We encourage all residents to stay informed, remain engaged, and carefully review the information below, particularly regarding gate access updates, pool maintenance schedules, and upcoming educational seminars.

FINING COMMITTEE

We currently have one opening on the Fining Committee. The objective of the Fining Committee is to ensure compliance with Florida Statutes and The Shores at Berkshire Lakes Master Homeowners Association (“MHOA”) Governing Documents in a fair, consistent, and systematic manner.

The Fining Committee is composed of three to five members tasked with reviewing and making determinations regarding fines or suspensions imposed by the Board of Directors for violations of HOA Rules, including the By-Laws, Declarations, and Rules and Regulations (collectively referred to as the “Governing Documents”).

To ensure due process, a formal hearing before the Fining Committee must occur, and a formal finding must be issued before any fine or suspension becomes enforceable.

Thank you to Britt Ragel and Jack Welch for currently serving on the Fining Committee. We are seeking at least one additional member to satisfy the three-member requirement.

Residents interested in serving are asked to email wbehrens@maymgt.com with a brief bio or resume no later than May 19, 2026, so the Board may consider the appointment at the May 20, 2026 MHOA Board Meeting.

Thank you for your willingness to volunteer and support our community.

MAINTENANCE AND IMPROVEMENT UPDATES

The Board and management team continue to focus on maintaining and improving our community.

POOL & AMENITIES

Pool Closure Notice — Monday, May 18 through Tuesday, May 19, 2026

Please be advised that the community pool will be closed beginning Monday, May 18, 2026, for maintenance and repair work. The pool is scheduled to reopen at noon on Tuesday, May 19, 2026.

The pool and community amenities remain a top priority for the Board. During this closure, additional work will be performed to address ongoing staining issues within the pool, along with continued tile and coping repairs necessary to maintain the safety and appearance of the facility.

The Board will also be discussing proposals this summer for replacement of pool heaters. Currently, three of the six pool heaters are not operational, placing additional strain on the remaining units. Replacing these heaters would improve efficiency, reliability, and overall comfort for residents.

We appreciate your patience and understanding as we continue working to maintain and improve our community amenities.

GATE MAINTENANCE AND UPGRADE

The Santa Barbara Gate system upgrade was successfully completed on Monday, May 11, 2026. The new control board has been installed and activated to improve the operation and reliability of the gate system.

As part of this upgrade, all previously created resident guest access codes generated through the MyQ Community App will no longer function. Residents must delete their old MyQ guest codes and create new guest access codes using the MyQ Community App. Please note the following important information:

- All RFID card stickers and white key cards will continue to function.
- All vendor codes remain active and were not affected by the upgrade.
- Previous resident-created MyQ guest codes will no longer work and must be replaced

with new codes.

- A temporary access code (41945) has been posted at the Santa Barbara kiosk for use by residents, guests, vendors, family members, home watch services, and delivery providers who have not yet received updated access codes.

PLEASE NOTE: THIS TEMPORARY CODE WILL BE DELETED ON MAY 22, 2026.

Residents are strongly encouraged to create and distribute new guest access codes as soon as possible.

Resources to assist residents with setting up new guest codes:

- MyQ Community App Video Tutorial:

<https://cgi.widen.net/s/xmqlgwmzb8/how-residents-use-the-myq-community-app-2>

- Written Instructions for Creating MyQ Codes:

https://theshoresatnaples.com/forms/GATE_CODE_INSTRUCTIONS_1-12-2026.pdf

We understand that many residents may be away for the summer and may need to coordinate access for vendors, guests, delivery services, and home watch providers. Please take a few moments to establish and distribute your new guest access codes promptly to avoid interruptions in access.

Thank you for your patience and cooperation during this important upgrade.

PERIMETER WALLS AND MONUMENTS

The Board has received three bids for power washing and painting the perimeter walls and monument signage along Santa Barbara Boulevard and Radio Road. These proposals were tabled at the April 16, 2026 Board Meeting and are scheduled for discussion and vote at the May 20, 2026 MHOA Board Meeting.

PERMITS

We have successfully closed several long-outstanding permits related to the Clubhouse Fire Control Panel, Door Access Controls, and Pool Gate and Fence projects. We also expect to close the aerator electrical permit this week.

Thank you to Summit Fire, NewIQ, Carter Fence, and Southern Electric for their assistance and professionalism.

CLUBHOUSE UPGRADES

The Board is currently obtaining bids for electrical work needed in the clubhouse kitchen to improve functionality and better support resident activities and community events.

Additional inspections and improvements throughout the clubhouse are also ongoing.

We are also obtaining pricing for a new pool table and welcome community input. Please email suggestions or comments to president@shoreshoa.com.

MAILBOX REPLACEMENT PROJECT

The Board continues reviewing bids for the mailbox replacement project for all villas and single-family homes. Funds have already been budgeted for this improvement, and we are working to identify the best solution to enhance both functionality and appearance throughout the community.

LANDSCAPING & GROUNDS

Work continues to enhance the appearance of the community and maintain common areas.

As hurricane season approaches, residents are reminded to trim dead palm fronds and remove dead branches from all trees and landscaping on their property.

Our Association Manager will be conducting community inspections regarding this matter. Notices will be sent to homeowners whose landscaping requires attention.

INFRASTRUCTURE & COMPLIANCE

IRRIGATION PUMP SYSTEM REVIEW & COMPLIANCE CONSIDERATIONS

On April 24, 2026, representatives from MAY Management and the MHOA Board met with McCullers Well Services and Plumbing, referred by Steve Kohlmeier of RMA Geologic, our current provider for pump monitoring and regulatory reporting with the South Florida Water Management District (“SFWMD”).

As previously discussed, we continue working with MAY Management, RMA Geologic, and McCullers Well Services to ensure compliance with SFWMD requirements.

Poorly maintained or outdated systems can result in:

- Increased electrical costs
- Premature equipment failure
- Uneven irrigation or landscape damage
- Potential regulatory violations

IMPORTANCE OF SFWMD COMPLIANCE

Compliance with the South Florida Water Management District is mandatory and carries direct financial and legal implications for the Association.

Key compliance considerations include:

Water Use Permits (WUP)

- All groundwater withdrawals must remain within permitted limits.
- Accurate pump monitoring and reporting are required.

System Monitoring & Reporting

- Pump usage data must be tracked and reported (currently managed by RMA Geologic).
- Calibrated and properly functioning meters are critical to ensure reporting accuracy.

Infrastructure Standards

- Systems must prevent waste, overuse, or contamination.
- Backflow prevention and overall system integrity are essential.

Risks of Non-Compliance

- Fines and enforcement actions
- Mandatory upgrades under compressed timelines
- Potential revocation or restriction of water use permits
- Increased regulatory scrutiny and reporting requirements

BOARD ACTIONS

The following approved improvements and maintenance items will be ratified at the May 20, 2026 Board Meeting:

- Replacement of the ground well pump control box, including installation, parts, and labor, to improve system reliability — \$2,100
- Replacement and calibration of the lake recharge water meter, including installation of a certified meter and required brass check valve for SFWMD compliance — \$3,450
- Approval of quarterly preventative maintenance services for four irrigation and lake recharge pumps — \$2,400

In addition, the Board has been advised that the Radio Road pumps and irrigation system require additional evaluation and rework.

The Board will discuss and consider approval of a proposal from McCullers Well Services and Plumbing for diagnostic evaluation and repair work related to the Radio Road well system.

The proposed work includes:

- Removal of the existing surface pump system at Radio Road, including:
 - Pump
 - Pressure tank
 - Above-ground piping
 - Wooden equipment platform
- Verification of well depth and static water level
- One-hour submersible pump test to verify water production capacity

Total proposed cost: \$3,500 (non-taxable)

Overall, the system remains functional but is aging, with clear opportunities to improve

reliability, efficiency, and regulatory compliance. Proactive investment in maintenance, meter accuracy, and targeted upgrades will reduce long-term costs and minimize regulatory risk.

TECHNOLOGY & COMMUNICATIONS

Please visit our website:

<https://www.theshoresatnaples.com>

Resources available include:

- Community Calendar

<https://theshoresatnaples.com/calendar.htm>

- Quick Reference Information

QUICK REFERENCE INFORMATION VENDORS 4-1-26.pdf

Please log into the OWNERS SECTION for:

- Board Meeting Agendas and Minutes

https://theshoresatnaples.com/secure/meeting_minutes.htm#

- Contracts & Proposals

<https://theshoresatnaples.com/secure/contracts.htm>

- Financial Information

<https://theshoresatnaples.com/secure/financial.htm>

- Insurance Information

<https://theshoresatnaples.com/secure/insurance.htm>

- Owners Directory

<https://theshoresatnaples.com/secure/insurance.htm>

- MAY Management Portal

<https://portal.maymgt.com/public>

For questions, please contact:

- MAY Management

https://theshoresatnaples.com/property_management.htm

- MHOA Board Members

https://theshoresatnaples.com/board_of_directors.htm

Residents may also contact MAY Management or the Board directly using:

<https://www.emailmeform.com/builder/form/B1f3laaEVN0GvPW>

COMMUNITY SERVICES & EVENTS

SOCIAL COMMITTEE UPDATE

Our community continues to benefit from the incredible efforts of the Social Committee and many dedicated volunteers who help make events possible.

Even during the summer months, there are numerous recreational and exercise activities available, providing ongoing opportunities for residents to connect, engage, and enjoy all that The Shores has to offer.

Please continue checking the Community Calendar for updates:

<https://theshoresatnaples.com/calendar.htm>

EDUCATION & INFORMATION SESSIONS

The MHOA Board continues seeking opportunities to educate and inform residents.

DISASTER PREPAREDNESS SEMINARS

The MHOA is coordinating with Jason Kotar of Knowledgeable Network to conduct Disaster Preparedness seminars this summer.

Final dates will be announced soon. A minimum of 10 participants will be required for each seminar.

Seminars will be held in the Clubhouse Ballroom, and sign-up sheets will be made available both at the clubhouse and on the website once dates are finalized.

June Seminar:

Disaster Planning Is About People + Understanding Florida Home Insurance Today: Clear Answers in a Changing Market

(1.5 Hours — Complimentary Lunch Included)

Suggested Time: 11:30 AM – 1:00 PM

July Seminar:

Florida Homes & Storms

(1.5 Hours)

Suggested Time:

Wednesday evening options:

- 5:00 PM – 6:30 PM
- 5:30 PM – 7:00 PM
- 6:00 PM – 7:30 PM

August Seminar:

Grab-and-Go Ready: What You Need Before You Need It

(1 Hour)

Suggested Time:

11:30 AM – 12:30 PM or Wednesday evening

CPR/AED TRAINING

On March 18, 2026, we had the pleasure of hosting Paul Passaretti, Program Coordinator for Emergency Medical Services with Collier County, for a CPR/AED training course held in The Shores at Berkshire Lakes Ballroom.

Paul provided excellent instruction in first aid, CPR, and AED usage. The course equipped participants with the knowledge and confidence needed to respond effectively to medical emergencies until professional responders arrive.

The course was designed for individuals with little or no medical background who may require CPR, AED, and first aid certification for work or OSHA requirements, as well as anyone interested in being better prepared to help during emergencies at home, work, or within the community.

We hope to offer another course in the future.

In the meantime, please take a moment to view the Hands-Only CPR video shared during the course:

Collier County Emergency Medical Services: Hands-Only CPR

<https://www.youtube.com/watch?v=K7DhOKdIKcg>

REMINDERS

- The Board is actively reviewing delinquent accounts and exploring responsible, cost-effective collection options.
- Community inspections are ongoing to help maintain neighborhood standards.
- Residents are encouraged to stay engaged and attend meetings.

UPCOMING MEETINGS

MHOA BOARD MEETINGS

NEW DATE:

Wednesday, May 20, 2026 @ 6:00 PM

MHOA Board Meeting

Location: Clubhouse Ballroom

PLEASE NOTE:

This month's meeting has been moved from the usual Thursday to Wednesday.

The Board will also vote at the May 20 meeting on a proposal to permanently change regular Board meetings to the second Wednesday of each month.

ACC COMMITTEE

Tuesday, May 25, 2026

Deadline for Modification Request (MR) submissions

Thursday, June 4, 2026 @ 7:30 PM

ACC Committee Meeting to recommend MR approvals to the Board

Location: Clubhouse Ballroom

The Board of Directors appreciates the patience, support, and volunteer spirit demonstrated throughout our community. From residents serving on committees to neighbors participating in social activities and educational programs, your involvement helps strengthen The Shores at Berkshire Lakes.

As always, we welcome resident feedback and participation at Board meetings and community events. We encourage everyone to continue utilizing the community website and communication resources for updates and important information.

On behalf of the Board and MAY Management, thank you for helping make The Shores a vibrant and well-maintained community for all residents.

Warm regards,

THE SHORES AT BERKSHIRE LAKES MHOA BOARD OF DIRECTORS