

# **The Shores at Berkshire Lakes MHOA Newsletter**

## **January 2026**

We hope this message finds you well and enjoying life at The Shores. The Board and MAY Management would like to share a few important updates, upcoming dates, and helpful reminders related to our community, amenities, and events. Please take a few moments to review the information below, as it's designed to keep everyone informed, engaged, and enjoying all that our community has to offer.

### **1. Annual MHOA Members Meeting: Thursday, March 26, 2026 @ 6:00 PM IN BALLROOM**

**Owners will be receiving official notice of Annual meeting very soon along with application for interest to run for the MHOA Board of Directors.**

#### **DIRECTORS TERMS EXPIRING IN 2026**

- **Colleen Rinaldi**
- **Bill Allen**
- **Brian Young**
- **Nelly Mercado**

**A response for intent to run must be submitted by February 18, 2026, at the latest. Forms and more information at:**

**<https://www.theshoresatnaples.com/uploads/meetings/SHORES-3.26.26-1st-notice-annual-meeting.pdf>**

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### **2. Forms and Applications**

**MAY Management and the Board continue to update forms and applications to ensure that both new and current residents can easily find the information they need to enhance their homes and community life at The Shores.**

**Forms are available:**

- **Portal** <https://portal.maymgt.com/> under Documents
  - **Online:** <http://www.theshoresatnaples.com/resources/forms/>
  - Physical copies placed in the **Clubhouse Library and in Clubhouse Office.**
  - William Behrens, CAM [wbehrens@maymgt.com](mailto:wbehrens@maymgt.com)
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### 3. Board & Committee Meetings – Video Platform

The Shores MHOA will discontinue use of the Zoom video platform and transition to Microsoft Teams beginning with our next meeting on February 18, 2026. It's a meeting platform similar to Zoom <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Login instructions will be sent at least 48 hours prior to the meeting and will be different every month so please check agenda for log in instructions. Residents will continue to have access to live video and audio streaming of the meeting as they have had in the past. Participating is easy. When you're invited to an online meeting, simply join using your computer, tablet, or mobile device at the predetermined time. [Learn more from a guide to hybrid and remote meetings.](#)

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### 4. RFID Stickers & Key Cards & MyQ

- Our MAY Management CAM, William is issuing RFID vehicle stickers and white key cards in the office on Mondays & Fridays from 9-Noon and Wednesdays from 1 – 4 PM. Activation occurs **within 24 hours** of issuance for NewIQ to register them into MyQ system. \$25 for RFID and \$50 for Access Cards. PLEASE SEE FORM AT <https://www.theshoresatnaples.com/uploads/forms/RFID-KEY-CARD-FORM-JAN-2026.pdf>
- We again remind residents to register on the MyQ Community App. Please go to following link on instructions: [https://www.theshoresatnaples.com/uploads/forms/GATE\\_CODE\\_INSTRUCTIONS\\_1-12-2026.pdf](https://www.theshoresatnaples.com/uploads/forms/GATE_CODE_INSTRUCTIONS_1-12-2026.pdf) . Acquiring RFID Stickers and proper use of the MyQ access system improves traffic flow and reduces gate-related incidents. If you have questions or need assistance, please contact: Susan Palmer [spalmer@maymgt.com](mailto:spalmer@maymgt.com)>
- We are in the process of installing Amazon Key for Business, at no cost to the MHOA, in coordination with NewIQ and Amazon.com Services, LLC. This system will allow Amazon delivery drivers to enter the Santa Barbara and Radio Road resident gates only when they have a package to deliver to a resident of The Shores at Berkshire Lakes MHOA.

#### What This Means for Our Community

Amazon may use one of the following methods to access the community for deliveries:

- Amazon-provided equipment, such as access devices, software, or applications; or
- A secure access code or virtual access, which allows Amazon-authorized delivery drivers to enter the community.

These access methods are used solely for package delivery or Amazon-related services. Any equipment installed or provided by Amazon remains the property of Amazon.

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## 5. Lake Aeration Project

Advanced Aquatics will begin Aeration Project on Monday 1/26/26 at First Phase lake area behind the Pool. Installation of each Phase is expected to take one month. We were informed that fountains should not be effected during aeration installation.

- The 3 Phases are:  
**Phase 1:** Behind the pool, along the north side of Lourdes Ct and the south side of Haverhill Ct.  
**Phase 2:** South side of Lourdes Ct and north side of Meldin Ct  
**Phase 3:** North side of Haverhill Ct.
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## 6. Compliance with County Regulations

One of the primary reasons the MHOA Board decided to change management companies to MAY Management was the discovery that required County permits and compliance obligations were not being properly obtained, tracked, or closed by vendors prior to payment under the prior management company's oversight.

1. **Fire Alarm Control Panel:** At the January 18, 2026 MHOA Board meeting, the Board approved a proposal from Summit Fire & Safety in the amount of \$15,500 to prepare the Fire Alarm Control Panel permit documentation and site plans required by the County to close existing violations with Greater Naples Fire Department.

Summit will complete a new set of installation plans, confirm and update permits, and file all required documentation—steps that were not previously completed as required by the County. Once this process is finalized, all fire-related deficiencies will be closed. Resolution of the fire permit issue will also allow the Association to address and close open permits with Carter Fencing and NewIQ, bringing the community back into full compliance with County regulations.

2. **South Florida Water Management District (SFWMD):**

Another issue that was not properly handled and exposed the Association to potentially significant fines involved non-compliance with South Florida Water Management District (SFWMD) requirements. The Board was not notified by prior management company until September 5, 2025, that the Association had been out of compliance with required monthly pumpage reports—used to track and manage regional water resources—since September 16, 2021.

Mike's Irrigation has been working with their contacts at SFWMD to bring the Association back into compliance without the assessment of fines. MAY Management has also been instrumental in establishing ongoing monitoring of these reports going forward, as well as coordinating routine pump maintenance with Mike's Irrigation, which had previously been neglected. These actions will bring the community back into full compliance with County regulations as well as ensure the reporting is done properly and on time.

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## 7. Landscaping

### Sod & Irrigation

- **Jeff Daley at Landscape Workshop has sent results of soil samples which did show soil is in good condition for most of our Community with some problem spots that Jeff and team at Landscape Workshop are working on** as they continue assisting many residents with landscape and irrigation issues. To request service please:
    - Log on to MAY Portal at <https://portal.maymgt.com/> and click on “Request”, then “General Request”.
    - Email William Behrens, CAM at [wbehrens@maymgt.com](mailto:wbehrens@maymgt.com) or call 239-262-1396
    - Email Jeff Daley, General Manager at Landscape Workshop, at [dlc@daleylawncare.com](mailto:dlc@daleylawncare.com) <https://landscapeworkshop.com/locations/naples-fl-commercial-landscaping/>
  - FPL has notified Landscape Workshop that the damage done by their trucks at the Santa Barbara entrance will be repaired as soon as they complete work being done in that area—hopefully very soon.
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## 8. Clubhouse and Amenities

- The Board would like to take a moment to thank everyone who helps care for and enjoy our wonderful clubhouse and amenities, including the pool, tennis and bocce courts, gym, library, ballroom, and billiards/ping pong and card rooms. These shared spaces are an important part of life at The Shores, and we appreciate the pride residents take in using them responsibly.

Recently, a few situations were brought to our attention at bocce courts and in clubhouse. For safety reasons, open-flame or charcoal grilling in common areas is not permitted under our documents, Florida fire safety regulations and Collier County guidelines. Also, children are occasionally being left unattended in the clubhouse. For everyone’s safety—and to ensure our amenities remain available and enjoyable—we ask that children always be supervised and that all supplies and equipment be treated with care and returned after use. By respecting our property and amenities, we help preserve them for the safety, enjoyment, and benefit of all residents.

- **Security Cameras:**

The Board has approved additional new video only cameras to be installed so that all areas of our clubhouse property and gates are now protected.

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## 9. Social Committee

Thank you to Social Committee members Nance Taylor, Sheila Degan and Linda Posnan for all their work in making The Shores a fun place to play. Please see below updates in the Social Event Schedule. Please don't forget to look at the Calendar at <https://www.theshoresatnaples.com/uploads/calendar/CALENDAR-JANUARY-2026.pdf> to see all the exercise classes and fun activities and card games to do here at The Shores.

Please save the date for the following:

February 2, 2026: Bocce Tournament Starts

February 7, 2026: Monthly Coffee Hour – Girl Scout Cookie Sale 9:30 – 10:30 AM.

February 28, 2026: Western Party TBA

March 12, 2026: The Shores Annual Fashion Show

**March 21, 2026: St. Patrick's Day Dinner**

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 in Clubhouse Ballroom on: February 11<sup>th</sup>, March 11<sup>th</sup>, and March 25<sup>th</sup>

**Please Note that February 21<sup>st</sup> Event has been cancelled.** The Social Committee are working on a Western/Country Themed Party for February 28<sup>th</sup>. Please contact [socialcommittee@shoreshoa.com](mailto:socialcommittee@shoreshoa.com) if you are interested in working with Social Committee to host a community event. We are lucky to have so many creative volunteers here at The Shores.

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## Upcoming MHOA Dates

### MHOA BOARD MEETINGS:

**THURSDAY, FEBRUARY 19, 2026 @ 6:00 PM: MHOA BOARD MEETING**

**LOCATION: CLUBHOUSE BALLROOM**

**THURSDAY, MARCH 26, 2026 @ 6:00 PM: ANNUAL MEETING OF MEMBERS OF THE SHORES**

**MASTER HOMEOWNERS ASSOCIATION LOCATION: CLUBHOUSE BALLROOM**

### ACC COMMITTEE:

**MONDAY, FEBRUARY 1, 2026: Modification Requests (MR) must be submitted**

**MONDAY, FEBRUARY 8, 2026: ACC COMMITTEE MEETING TO RECOMMEND MR APPROVALS TO BOARD.**

**LOCATION: CLUBHOUSE BALLROOM**