



NOTICE OF BOARD OF DIRECTORS' BOARD MEETING

Thursday, December 18, 2025, 6:00 pm

7845 Berkshire Pines Drive (Clubhouse Ballroom)

In-Person & Via Zoom

AGENDA (Revised)

- 1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum.**
- 2. Approval of Prior Meeting Minutes:**
Approve the December 4, 2025, Board Meeting Minutes
- 3. Treasurer's Report:**
- 4. Committee Report(s):**
 - a. ACC Committee
 - i. 7412 Berkshire Pines Dr, Step-Out from Lanai, Recommend Approval
 - ii. 7707 Berkshire Pines Dr, Tree Removal, Recommend Approval
 - iii. 7539 Berkshire Pines Dr, Solar Panels, Recommend Approval
 - iv. 7811 Berkshire Pines Dr, Tree Removal, Recommend Approval
 - v. 7473 Lourdes Court, Tree Removal, Recommend Approval
 - vi. 7502 Lourdes Court, New Roof, Recommend Approval
 - vii. 7481 Lourdes Court, Hurricane Screen-Inside Lanai, Recommend Approval
 - viii. 7735 Berkshire Pines Dr, New Half-Roof-Villa, Recommend Approval
 - ix. 7944 Leicester Dr., Hurricane Windows, Recommend Approval
 - b. Social Committee
 - c. Lake Committee
- 5. Unfinished Business:**
- 6. New Business:**
 - a. **Board Adopt a Proposal to Install Aerators in the Retention Pond from either:**
 - i. Advanced Aquatics, 3 cabinets, 6 – 1 HP motors, 18 diffusers, \$45,664.00
 - ii. Florida Aquatics, 4 cabinets, 3, 1 HP motors, 1, ¾ HP motor, 21 diffusers, \$38,932.25
 - b. **Aerator System Maintenance proposals:**
 - i. Advanced Aquatics, 2 visits/year, \$720.00
 - ii. Florida Aquatics, 4 visits/year, for 2 aerator and 3 fountain units, \$1,620.00
- 7. Board Announcements:**
- 8. Member/Owner Comments:**
 - a. Members wishing to speak are asked to sign up on the signup sheet under the specific issue they wish to address. (Zoom attendees may sign up via chat at the start of the meeting.)
 - b. The Board will recognize the Member by name and invite them to share their comments.
 - c. Members are entitled to speak for up to three (3) minutes on any agenda item at the appointed time. Member's may speak on the same agenda item a second time, for up to one and a half (1 ½) minutes after all other members wishing to speak have done so.

9. Adjournment

Join Zoom Meeting Via: <https://zoom.us/join> or by Phone: 305-224-1968

Meeting ID: 537 849 8572 Passcode: 7845