



NOTICE OF BOARD OF DIRECTORS' BOARD MEETING
Thursday, April 16, 6:00 pm
7845 Berkshire Pines Drive (Clubhouse Ballroom)
In-Person & Via Microsoft Teams

AGENDA

<https://teams.microsoft.com/meet/28576323990657?p=FZ6P3sB4srM616mstR>

Meeting ID: 285 763 239 906 57

Passcode: gm9ky7FP

1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum.

2. Approve or Amend Agenda

3. Approval of Prior Meeting Minutes:

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Approve the March 13, 2026, Board of Directors Meeting Minutes

4. Treasurer's Report:

5. Committee Report(s):

- a. ACC Committee: Move that
 - i. 7492 Berkshire Pines Dr Landscaping Modification: recommend approval
 - ii. 7492 Berkshire Pines Dr Front screen entry: recommend approval
 - iii. 7543 Berkshire Pines Dr Painting house: recommend approval
 - iv. 7548 Berkshire Pines Dr Replace windows: recommend approval
 - v. 7739 Berkshire Pines Dr Generator & Underground Tank installation:
recommend approval
 - vi. 7916 Leicester Ct Replace windows: recommend approval
 - vii. 7947 Wexford Dr Pool/cage, fence needed for security: recommend
approval
 - viii. 7412 Berkshire Pines Dr Lanai extension with covered roof: recommend
not approve: Roof on lanai can only be 12 feet from
home
- b. Social Committee
- c. Lake Committee

6. Unfinished Business:

7. New Business:

- a. Discuss and vote to approve the General Services Agreement between The Shores MHOA and Alliance CAS, LLC., for collection services addressing arrears assessments, per the terms presented in proposed contract.
- b. Discuss and vote to approve a vendor from below to power wash, minor repairs, and paint the MHOA perimeter wall from the endpoint on Radio Rd to the endpoint on Santa Barbara Blvd. All 3 vendors are using Sherwin William Super Paint-satin as the finish paint coating. This exterior coating has a 7-year warranty.
 - i. Aceros is using as the primer paint coat Loxon sealer - \$24,500.00
 - ii. EZ Cleaning is using a high-quality exterior primer paint - \$28,225.00
EZ Cleaning also has a estimate to clean & paint entry way monuments at both entrances - \$7,125.00.
 - iii. Munyan is using as the primer paint coat Sherwin Williams Loxon sealer - \$29,670.00

8. Board Announcements:

- a. Report on the progress addressing some electrical issues in the clubhouse kitchen.
- b. Begin addressing the need for a Preserve Management Plan, as required by Collier County, and acquiring the necessary vendor estimates to accomplish the plan.
- c. Report on the status of the Lake Aeration Project.
- d. Discuss the need for Signage Replacement and the acquisition of bids at this time.
- e. Report on the progress of getting Greater Naples Fire District Approval of Fire Control Panel, NewIQ electrical, and update on Pool Gate Permit.
- f. Update on South Florida Management Compliance for Lake Irrigation Pump System
- g. Report on Office Personnel change starting May 1. Betty Angel will be working as the administrative assistant in the clubhouse office at least 2 days per week.

9. 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.
- 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.

10. Adjournment:

Move to adjourn the meeting