



NOTICE OF BOARD OF DIRECTORS' MEETING
Thursday, September 18, 2025
6:00 pm
7845 Berkshire Pines Drive (Clubhouse Ballroom)
In-Person & Via Zoom

AGENDA

- 1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum**
- 2. Approval of Prior Meeting Minutes for the August 21, 2025 Board Meeting**
- 3. Treasurer's Report**
- 4. Committee Report(s)**
 - a. ACC Committee
 - i. 7842 Berkshire Pines Dr Windows Replaced- Recommends Approval
 - ii. 7518 Lourdes Ct Front Door Replacement- Recommends Approval
 - iii. 7817 Stratford Dr House Painting- Recommends Approval
 - iv. 7901 Leicester Dr New Roof- Recommends Approval
 - v. 7412 Berkshire Pines Dr Change Elevation of Sidewalk- Recommends Approval
 - vi. 7421 Meldin Ct Garage Door Replacement – Recommends Approval
 - b. Social Committee- Updates and 2025-2026 Events
 - c. Lake Committee- Updates
- 5. Unfinished Business**
 - a. Pool Repairs and Maintenance- Update on Renovation/Cleaning project.
 - b. Lake Aeration Presentation.
 - c. Hotwire Service and Install Updates.
 - d. Landscaping- Update on Daley and tree trimming (community and residents).
 - i. Discuss remaining Ficus hedge removal and replacement options.
 - ii. Discuss estimate for replacing removed Ficus hedge with Clusia on BPD at the entrance of Leicester Dr.
 - e. Mailbox Maintenance- Discuss options and budget for painting mailboxes.
 - f. Proposed Board Members' Areas of Responsibility-Discuss and Vote on Bill Allen's Proposal
- 6. New Business**
 - a. Gates and Gate Access- Discuss issues and replacement of the main board at Santa Barbara gate house (under warranty).
 - i. Usage of the MyQ Community App to open gates- Discuss expanding the ability of residents to open the Visitor gate directly from the app.
- 7. Announcements**
 - a. Second notices for tree trimming violations will be sent.
 - b. Roofs and Driveways will be inspected in late September/October.
 - c. Shores/St. Matthew's House Food Drive, October 1, 2025, to October 8, 2025
 - d. Additional announcements, if any.
- 8. Member/Owner Comments, if any**
 - a. Members wishing to speak are asked to sign-up on the sign-up 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 minutes on any agenda item at the appointed time. Members may speak on the same agenda item a second time, for up to one and a half minutes after all other members wishing to speak have done so.
- 9. Adjournment**