



**The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
April 17, 2025 -6:00 pm**

Attending:

Board Members: Colleen Rinaldi, Linda Myron, Wade Merrick, Lee Kurasowicz, Kelly Flynn.
Anchor Associates Courtney Frimel, Brad Phelps (Zoom)

Colleen called the meeting to order at 6:01 pm.
A quorum was present. The Proof of Notice was reviewed and is acceptable.

Meeting Rule:

The following rule was used for the meeting. An owner may speak for three minutes on any agenda item, no member may speak more than once until all owners wishing to speak for the first time have done so, and owners may speak only twice on a single agenda item, the second time for one and a half minutes. Only the items on the agenda will be discussed.

Approval of the Minutes:

Lee motioned to approve the March 27, 2025 MHOA Meeting Minutes. Linda seconded. All in favor.

Treasurers Report:

Lind Myron reported that revenues are on budget. Expenses are higher than budgeted for the first quarter but are expected to be on budget by year end.

ACC Committee:

Ron Basile reported:
7765 Haverhill Ct – Install whole house generator with LP tanks-recommends approval
7920 Leicester Dr- Window replacement- recommends approval
7695 Berkshore Pines Dr - Roof replacement- recommends approval
7446 Meldin Ct- Roof replacement recommends approval
Linda motioned to approve the ACC recommendations above. Lee seconded. All in favor

Colleen acknowledged Roger Pearcey's resignation from the ACC. Colleen shared the what the role and expectations of the committee are. Lee moved to appoint Elio D'Angelo, Bob Zappa Vice Chairman, and Phil Falagres Chairman of the ACC. Linda seconded. All in favor.

Social Committee:

Nancy Taylor gave the report. Two new members Asked to join the committee, Linda Posnan and Sheila Degan. Lee motioned to appoint Linda and Sheila to the Social committee. Linda seconded. All in favor.
Upcoming events: Easter Egg Hunt Saturday 4/19 and Eater Brunch Sunday 4/20.
Social Committee guidelines are being finalized.

Lake Committee:



Kim Wilson reported that the lake is in great shape for this time of year and for how dry it has been. Fish are biting. Colleen reported that the fountain on Haverhill is being worked on.

Unfinished Business:

- a) New IQ estimate for card reader at Radio Rd \$1611.20 was discussed by the board and members. Concerns were voiced about the placement of the reader and flow of traffic at that gate. The board will work on providing education to members on proper use of the gates and codes, as well as encouraging residents who are using their key cards at the visitor gate to get sensors on their vehicles. The estimate will be considered at a later date is applicable.
- b) Colleen reported that currently the Appeals Committee consists of Jack Welch, Britt Ragle and Doug Nelson. New Florida laws require that we designate a Fines Committee. The process for fines was explained by Lee and Courtney.
- c) Upcoming MHOA board meetings in May will be on 5/1/25 and 5/22/25. Lee motioned to schedule MHOA board meetings on the 3rd Thursday of the month at 6:00 pm, beginning in June. Linda seconded. All in favor.

New Business:

- a) Estimate to purchase and install 2 new tennis court nets with pickleball center adjustment straps and tennis net cranks for \$1,790 was discussed. Linda noted that currently there is only \$1,200 in the recreation fund, but money can be allocated from the general fund. Lee motioned to approve the estimate. Kelly Seconded. All in favor.
- b) The Board requested that the ACC review ACC Guideline AC-7, which currently prohibits solid panel lanai roofs, to consider revised language that would allow such roofs, along with any necessary specifications. During the discussion, concerns were raised regarding safety and visual impact should the guideline be amended.

The process for making changes to an ACC guideline was also clarified. The ACC is to submit its recommendations to the Board no later than May 1, 2025, at which time the Board will meet to review them. If the Board decides to proceed with changes to the guideline, it will vote on the proposed language at the May 22, 2025, meeting. In accordance with procedural requirements, written notice must be provided to the membership at least two weeks in advance of that meeting which was scheduled for May 22, 2025.

Lee made the motion for the ACC to review Guideline AC-7 and provide recommendations to the Board by May 1, 2025. Wade seconded. Linda, Colleen, Lee and Wade in favor. Kelly opposed.

- c) Christmas Lights estimate \$\$9,350. Linda motioned to approve. Lee seconded. All in favor.
- d) Board Appointments- Linda motioned to appoint Bill Allen. Lee Seconded. All in favor. Brad clarified that since there are 2 vacancies, the board must appoint to a specific vacancy. Therefore, Linda motioned to rescind her original motion. Lee seconded. All in favor.
Linda motioned to appoint Bill Allen to replace Tony Vaccarino. Lee seconded. All in favor.
Kelly motioned to appoint Brian Young to replace Rich Vinton. Colleen seconded. Wade and Lee in favor. Linda opposed.

Announcements:

- a) Lee motioned that the Board, in accordance with the Anchor contract, designate one board member to include all the duties outlined in the services to be provided by the property



manager, and appoint the Vice President as its designated member, in addition to the President. Wade seconded. All in favor.

- b) Colleen said that some of the pool heaters need to be repaired or replaced and estimates are being sought.

Member Comments:

- a) Nancy added that there is a Memorial Service for Florette Kahn on 5/10 from 1:30-4:30.
- b) Two members expressed fire concerns in the preserve area behind 7440-7448 Berkshire Pines Dr. due to debris and overgrowth of trees on FPL poles. FPL has been unresponsive. Daley has done some clean-up but more is needed. There has been discussion about putting power lines underground. The members will email their concerns and past communications to the board.
- c) Colleen explained that the board does not currently have access to the camera system due to being given the passwords. Remedies are being sought. All log in info and passwords for HOA systems are being recorded with Anchor Associates for the future.

Adjournment:

Lee made a motion to adjourn the meeting at 7:29 pm, Linda seconded. All in Favor.

Respectfully submitted,
Kelly Flynn- Secretary