



**NOTICE OF BOARD OF DIRECTORS MEETING**  
**Thursday, April 17 2025**  
**6:00 pm**  
**7845 Berkshire Pines Drive (CLUBHOUSE BALLROOM)**  
**IN-PERSON MEETING & Via ZOOM**

- Call to order, Roll Call of Directors, Proof of Notice, Establish Quorum
- Approval of Minutes for March 27, 2025 Board Meeting
- **Treasurer's Report**
- **Committee Reports**

ACC Committee:

Appointments to the Architectural Control Committee among the following candidates.

Mike Bidireanu, Elio D'Angelo, Phil Falagres, Steve Girard, Ron Taylor and Robert Zappa

- a) 7765 Haverhill Ct. – Install Whole-house Generator with LP Tanks – Recommends Approval
- b) 7920 Leicester Dr.-Window replacement-Recommends Approval
- c) 7695 Berkshire Pines Dr.-Roof replacement-Recommends Approval

Social Committee

a) Updates

Lake Committee

- **Unfinished Business**

- a) Discuss NewIQ estimate for card reader at Radio Road gate
- b) Discuss Current status of Fines and Appeals Committees
- c) Move to schedule MHOA board meeting on the 3rd Thursday of every month at 6:00

- **New Business**

- a) Discuss the estimate to purchase and install two new tennis court nets with pickleball center adjustment strap and new tennis net cranks.
- b) Motion that the Board requests the ACC to review ACC Guideline AC-7, which prohibits solid panel lanai roofs, for language that permits solid panel lanai roofs, together with any necessary specifications. The ACC should report back its recommendation to the Board no later than May 1, 2025.
- c) Review and Discuss Christmas lights estimate
- d) Appointments to fulfill Board Vacancies (2): Candidates:  
William Allen, Angela Mariani, Tom Swift, Richard Vinton, Jack Welch, Brian Young
- e) Updates, if any

- **Announcements**, if any

- **Member Comments**, if any

• **Adjournment** All members are entitled to speak for up to three minutes on any agenda item. Members may speak on agenda items a second time accordingly but only for up to one and a half minutes maximum and after all other members wishing to speak have done so.