



**The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
June 19, 2025 -6:00 pm**

Attending:

Board Members: Colleen Rinaldi, Linda Myron, Lee Kurasowicz, Kelly Flynn, Bill Allen, Wade Merrick (Zoom), Brian Young (Zoom).

Anchor Associates Courtney Frimel

Colleen called the meeting to order at 6:00 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 Members / Owners wishing to speak are asked to sign up on the sign-up sheet under the specific issue they wish to address. (Zoom attendees may indicate the agenda items they'd like to speak on in the chat at the start of the meeting) The Board will recognize the Member/Owner by name and invite them to share their comments. Members / Owners 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.

Approval of the Minutes:

Linda motioned to approve the May 29, 2025 MHOA Meeting Minutes. Bill seconded. All in favor.

Treasurers Report:

Lind Myron reported that she received the May 2025 financial statements from Anchor Associates. Revenues were on budget and actual expenses were slightly over budget. As a result, the current net expenses over income for May is \$3,300.76. Our current year income is \$5,443.12.

ACC Committee:

Phil Falagres reported:

7478 Lourdes Ct – Sliding Door Replacement - Recommends Approval

7817 Stratford Court – Window Replacement - Recommends Approval

7817 Stratford Court – Roof Replacement - Recommends Approval

Lee motioned to approve the recommendations above. Linda seconded. All in favor.

7849 Stratford Court – Dog Runner Fence – Recommends Disapproval

7517 Lourdes Court – Palm Tree Removal – Application is incomplete

Lake Committee:

Kim Wilson reported that the weeds in the lake have been treated.



Unfinished Business:

- a) Pool- We are awaiting additional estimates for replacing and the pool heaters. The chair lift is broken. Nassau Pools has provided a repair estimate and a second estimate has been requested.
- b) Lake Maintenance-The Haverhill fountain has been repaired and the Lourdes fountain was cleared of algae. Mike's Irrigation is preparing an estimate for the aerators.
- c) Ballroom-Nance Taylor reported that the social committee members are not in favor of allowing private parties in the ballroom. They do recommend approving a request from the Girl Scouts to host a luncheon in the ballroom. A workshop was scheduled for Wednesday June 25, 2025 at 6:00 pm to discuss private parties in the ballroom.
- d) Mailbox Maintenance- Courtney will check with Steve Nigel to schedule.

New Business:

- a) ACC Guidelines need to be updated to align with current laws and policies. A Workshop was scheduled for July 2, 2025 at 6:00 pm to discuss potential updates.
- b) First Notice of violation letters addressing roofs and tree trimming will be sent by Anchor. The cure date for roof cleaning will be delayed to January 2026. Tree trimming will be available from Daley Landscaping and can be scheduled with Anchor.
- c) Lease-back requests- The board has received a request from a current owner who is selling their property but would like to lease it back from the new owner for 3-6 months. A realtor confirmed that this is a somewhat common request. Our current documents do not allow new owners to lease their property for the first 2 years of ownership. Lee motioned that we develop a potential language change to allow for lease backs in certain circumstances. Wade seconded. All in favor. This will be discussed at the next board meeting.
- d) Updates- Colleen met with hotwire regarding updating camera equipment in the clubhouse, including adding additional cameras in the pool area, side gate, card room, ballroom and possibly the library. A new TV will be put in the billiard room

Announcements:

- a) Next Board meeting will be at 6:00 pm on 7/17/25. Town Hall with Hotwire on 7/14/25 at 12:00 pm via Zoom.

Adjournment:

Lee made a motion to adjourn the meeting at 7:11 pm, Kelly seconded. All in Favor.

Respectfully submitted,
Kelly Flynn- Secretary