



**The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Workshop Meeting Minutes
June 25, 2025 -6:00 pm**

Attending:

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

ACC Committee:

7849 Stratford Court – Dog Runner Fence – ACC Recommends Disapproval

Lee motioned to deny this request. Linda seconded. All in favor.

7517 Lourdes Court – Palm Tree Removal –ACC Recommends Approval

Colleen motioned to approve. Linda seconded. Discussion: Lee stated that the ACC Chair has advised him not to approve this request. Ron Basile said that the property owner has stated they will not be replacing the 3 removed trees and they need to request a waiver from the ACC. ACC needs to verify if there are enough trees on their property to approve the waiver. 0 in favor of approval. All voted to deny this request.

Ballroom Private Rentals:

Colleen verbally proposed a set of rules and fees for private ballroom use to include:

- only owners able to rent
- parties thrown for residents only
- staggered fees based on time of day and number of hours rented
- mandatory cleaning fee
- security deposit
- first come first serve, available only once per month (when not in use by the social committee)
- each owner limited to 1 time per year
- the board would vote to approve each party

Board members discussion and suggestions included having a set fee instead of staggered fees, requiring renters to hire a private security company (of the board's choosing) to oversee parties, confirming that the pool and other areas of the clubhouse would be off limits (ballroom use only), the money generated from rentals could go to the social committee to provide free events to members. Nance Taylor stated that the social committee is against private rentals, and wants to insure that the kitchen cabinets are locked if approved. The kitchen could only be used to serve food, not to cook food. Members asked if our insurance covers us for private parties- Colleen confirmed that it does. Member suggestions included that board members should not be expected to oversee parties, a security guard should be hired by the renter, requiring a large refundable security deposit, having the community vote on this issue, sending a proposed policy to the members, and clarifying the timeline required for reserving. Colleen confirmed that the board can make the decision on allowing private use of the ballroom.



Adjournment:

Lee made a motion to adjourn the meeting, Brian seconded. All in Favor.

Respectfully submitted,
Kelly Flynn- Secretary