



The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
February 13, 2025 – 6:00 PM

Attending:

Board Members: Matt DiFabio, Tony Vaccarino, Angela Mariani, Linda Myron, Rich Vinton, Colleen Rinaldi.
Absent Steve Girard. Anchor Associate Courtney Frimel.

Matt 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.

Approval of the Minutes:

Approval of the January 7, 2025 Meeting Minutes. Colleen made the motion to approve the minutes, Rich seconded. All in favor.

Treasurers Report:

Rich gave the report. Total income was \$1,897,865 to a budget of \$1,875,047 for a net income of \$22,818. Total expenses \$1,914,027 with a net loss of \$16,161 of which \$11,945 was for unbudgeted storm cleanup.

ACC Committee:

John Ciangetti gave the report.

- 7772-7776 Haverhill Ct. – Paint Both Sides of Villa – Recommend Approval
- 7837-7839 BPD – Paint Both Sides of Villa – Recommend Approval
- 7771 BPD – Replace Roof – Recommend Approval
- 7775 BPD – Replace Roof – Recommend Approval
- 7432 BPD – Remove Tree and Trim Bushes – Recommend Approval
- 7409 Meldin Ct. – Paint House – Recommend Approval
- 7812 Stratford Dr. – Replace Roof – Recommend Approval
- 7945 Leicester – New Screen Door – Recommend Approval



- 7929 Leicester Dr. – Replace Roof – Recommend Approval
- 7522 Lourdes Ct. – Replace and Paint Front Door – Recommend Approval
- 7506 Lourdes Ct. – Replace Roof – Recommend Approval
- 7433 Meldin Ct. – Replace Roof – Recommend Approval
- 7543 BPD – Replace Roof – Recommend Approval

Matt made a motion to approve the ACC recommendations, Angela seconded. All in favor.

Matt made a motion to accept Bob's Zappa's recognition from the Committee. Rich seconded. All in favor.

Matt made a motion to accept Roger Mariani to the Committee, Rich seconded. All in favor.

Social Committee:

Nance Taylor gave the report. Motown is all sold out. Biggest event ever. Bocce underway come and watch. Coffee Hour is March 1, 2025. Meet and greet the candidates running for the Board. Pancakes and sausage will be served. There will be a fee for that event. Karaoke Night will also be held March 1, 2025 at 5:30 pm. This is a free event. March 12th is the Annual Fashion Show. Golf Coast Band will be rehearsing the evening of March 12th. The March 9th Hot Dog Day event will be moved to March 23, 2025. Hot Dogs will be sold, and a live band will be here to provide music. Social Committee will be amending some of their guidelines.

Lake Committee:

Tony indicated no issues with the lake. Aquatics representative passed away and a new representative will be assigned. Lakes are stocked.

New Business:

Matt met with Jeff Daley last week and they discussed removing more Ficus. The first area of 125 linear feet stretches starting at the tennis court to the first house on BPD. Clusia will be installed and straw over the stumps. Also discussed was another area which would they'd like to remove the Ficus on the west side of the Preserve entrance for 1,004 linear feet and install Clusia in that area as well. Debbie Westwood indicated the Preserve is in favor of this project. Matt made a motion to approve the removal of Ficus and plant Clusia, Rich seconded. All in favor.

Unfinished Business:

Rich gave an overview of the Information and Discussion Meeting regarding the gates and entrances. A Power Point presentation was shown to the residents.

Brad from Anchor spoke about relocating equipment at the front gate. Brad feels we need to work with what equipment we already have to eliminate the congestion. He will be discussing options with the Board.



Matt indicated we will be discussing options with Anchor without having to spend a lot of money. Matt is making a motion to have the option to extend gate codes from 6 months to a year. Colleen seconded, all in favor.

Member Comments:

One resident asked if we should get bids from other vendors to remove all Ficus in the community all at the same time.

Adjournment:

Matt made a motion to adjourn the meeting at 7:27 pm, Angela seconded. All in Favor.

Respectfully submitted,
Angela Mariani - Secretary