



**The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
March 27, 2025 – 10:00 AM**

Attending:

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

Colleen called the meeting to order at 10:03 am.

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 13, 2025 MHOA Meeting Minutes. Linda seconded. All in favor.

Treasurers Report:

none

ACC Committee:

Colleen recognized the resignations of John Ciagnetti and Dick Mourra and thanked them for their service.

Ron Basile gave the report.

- a) 7769 Haverhill Ct. – Paint Villa - Recommends Approval
- b) 7773 Haverhill Ct. – Paint Villa – Recommends Approval
- c) 7765 Haverhill Ct. – Whole-house Generator with Buried LP Tank – Not reviewed by ACC
- d) 7791 BPD. – Tree Removal – Recommends Approval
- e) 7748 Leicester Dr. – Install Hurricane Windows & Siding Doors – Recommends Approval

A correction was made by Colleen on item c) 7765 Haverhill Ct. That request was just received and has not been reviewed by the ACC yet. Brad confirmed that the homeowner was notified. Lee motioned to refer that request back to the ACC for review, Kelly seconded. All in favor.

A correction was made on item e) It was corrected to be 7948 Leicester Dr. Lee motioned to approve all ACC recommendations except 7765 Haverhill Ct. Linda seconded. All in favor.

Ron stated that 7412 Berkshire Pines Dr has installed an unallowed tile walkway and barbeque area behind their property, off of their patio, that infringes on the easement and preserve. No ACC request was ever submitted or approved. Colleen asked that he email all applicable info and photos to the board for review.



The association is looking for 2 more volunteers for the ACC committee. Ron has forwarded 2 candidates. The Board will review all candidates who submit interest and qualifications by 4/14/25, and appoint at the next meeting.

Social Committee:

Colleen acknowledged Janet Ciagnetti's resignation, and thanked her for her service.

Nancy Taylor gave the report and clarified that she has not resigned, despite rumors. Colleen apologized for the misunderstanding.

Upcoming events: Coffee Hour on April 5th 9:30-10:30, Easter Brunch April 20th 1:00, Bocce will be available and hosted by 2 members on Wednesdays at 6:30 for the months of April and May.

A request was received to host a memorial for a resident on May 10 from 1-4 in the ballroom. Past concerns for use of the ballroom and the special allowances for memorial services was discussed. The social committee will assist if a member is available but would like the board's assistance as well. Colleen volunteered to be the liaison for this event. Kelly motioned to approve the memorial event on 5/10 with Colleen as the designated board member. Lee seconded. All in favor.

A member's microphone that was borrowed by the association is still missing. Any information is appreciated.

Nance asked for communication to be sent to residents clarifying the process for reserving courts.

Lake Committee:

Colleen summarized the report from Kim Wilson who was not present. The lake is in good shape for the dry time that we have had. Weeds have started but that should improve when rainy season begins.

Unfinished Business:

New Business:

Colleen acknowledged the resignations of Tony Vaccarino and Rich Vinton from the board, and thanked them for their service. The bylaw for resignations was discussed. Brad confirmed that the bylaws state that the Board shall appoint 2 new directors. The board has requested that any member interested in filling these openings should submit their interest and qualifications to the Board or to Anchor Management by 4/14/25. The Board will appoint at the next meeting. All board members confirmed that they would consider all applicants, including any that were on the last ballot.

The next Board meeting date was discussed and tentatively set for 4/16 at 6:00 pm

Announcements:

Member Comments:

A storage box was requested to store bocci equipment, and an additional one for pickleball. Linda confirmed there is money left in the budget for recreation. The member was asked to submit the requested box to Anchor for review and approval.



Colleen requested that members submit their maintenance requests or concerns to Anchor management via the member portal or contacting Courtney. A member expressed that the previous board handled some of these requests themselves, and that he will no longer assist with solving electrical issues.

A member asked if the new Board member(s) appointments should come from the last election ballot. Brad confirmed that there is no bylaw or requirement to do so, and if a previous board chose to do that, it does not require future boards to do the same.

Adjournment:

Lee made a motion to adjourn the meeting at 11:01 pm, Wade seconded. All in Favor.

Respectfully submitted,
Kelly Flynn- Secretary