



The Shores at Berkshire Lakes  
Master Homeowner's Association, Inc.  
Board of Directors Meeting Minutes  
March 13, 2025 – 10:00 AM Via Zoom

**Attending:**

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

Matt called the meeting to order at 10:05 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:**

Approval of the February 13, 2025 Meeting Minutes. Linda made the motion to approve the minutes, Steve seconded. All in favor.

**ACC Committee:**

- 7695 BPD – Replace 7 Windows and 1 Sliding Glass Door with Impact Resistant – Recommend Approval
- 7504 Lourdes Ct. – Replace 11 Windows with Impact Resistant – Recommend Approval
- 7413 Meldin Ct. – Install Security Camera – Recommend Approval
- 7929 Leicester Dr. – Paint the House – Recommend Approval
- 7912 Leicester Dr. – Roof Replacement – Recommend Approval

Colleen made the motion to approve the ACC recommendations, Linda seconded. All in favor

**Unfinished Business:**

It was suggested we require new owners and renters to purchase RFID stickers. 3 per household at a cost of \$25.00 each. Angela made the motion to require the purchase of RFID stickers, Steve Seconded. All in favor.

**Member Comments:** - None



**Adjournment:**

Matt made a motion to adjourn the meeting at 10:14 am, Linda seconded. All in favor.

Respectfully submitted,  
Angela Mariani - Secretary