



**The Shores at Berkshire Lakes
Master Homeowner's Association, Inc.
Board of Directors Meeting Minutes
May 29, 2025 -6:00 pm**

Attending:

Board Members: Colleen Rinaldi, Linda Myron, Bill Allen , Lee Kurasowicz, Kelly Flynn, 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 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 May 9, 2025 MHOA Meeting Minutes. Brian seconded. All in favor.

Treasurers Report:

Lind Myron reported that she received the financial statements for the month of April 2025 from Anchor. Revenues were on budget and actual expenses were less than budgeted. That reversed the trend started last month. As a result, our current year net income over expenses is \$8463.73.

ACC Committee:

Bob Zappa reported:

- i. 7517 Lourdes Ct – Tree Removal – Application is no yet complete
- ii. 7743 Berkshire Pines Dr – Tree Removal - Recommends Approval
- iii. 7446 Meldin Ct – Roof Replacement – Recommends Approval

Lee motioned to approve the ACC recommendations for 7743 Berkshire Pines Dr and 7446 Meldin. Brian seconded. All in favor.

Social Committee:

Colleen reported that we would like to have a July 4th party, and need volunteers.

Lake Committee:

Colleen reported for Kim Wilson that the lake level is extremely low.



Unfinished Business:

- a) At the last meeting the Board approved allowing memorial receptions in the ballroom for residents and their immediate family members. An application with guidelines was presented for approval. Lee motioned to approve the application. Brian seconded. All in favor. This will be added to the Social Committee guidelines and posted to the website.
- b) Colleen suggested that the board should consider allowing private luncheons in the boardroom. She will share a summary of previous workshops to the Board and will consider scheduling a workshop on this issue.

New Business:

- a) Bill summarized the requirements of the Florida laws effective 7/1/24 regarding fines. A member expressed concern about how the new laws make the timeline for enforcement much longer. Based on our Attorney's recommendations, The Board will establish a Fining Committee, so that the appropriate process can be followed for violations. Lee motioned to establish a Fining Committee. Brian Seconded. All in favor.
- b) Colleen motioned to appoint Doug Nelson, Britt Ragel and Jack Welch to the Fining Committee. Bill seconded. All in favor.
- c) A new swim lane divider has been ordered at a cost of \$1870. Colleen confirmed that the divider is not required. Nassau pools has reported that 2 of the pool heaters are broken and 1 of them is very close to broken (replacement heaters are approx. \$6,500 each). New sensors are needed (approx. \$150 each) and they feel that the piping between the heaters needs to be reworked as the heaters are too close together which is causing issues. This could cost approx. \$20,000. Nassau will submit an estimate. Courtney at Anchor is pursuing 2 more estimates for comparison. Wade suggested that we may not need 6 heaters, but maybe 4 if the piping is reworked. A member suggested hiring an engineer, or creating a committee of engineers with different expertise. Courtney did not feel that was necessary in this case. A member suggested that FPL may be able to give assessment of the heater set up for efficiency.
- d) The fountain on Haverhill should be under warranty with Mike's Irrigation. Courtney has been working on confirming this. We hope to be able to replace it under warranty. Advanced Aquatics estimate for a new fountain is \$19,500. Advanced Aquatics recommended that a new aeration system of 18 aerators be installed, to replace the current 3 aerators, at a cost of \$41,520. Board members discussed whether this should even be considered and if it is necessary at all. Members expressed concern that this is unnecessary as well. A member suggested that we have the lake water tested now when it is at its likely lowest quality. No action to be taken at this time. Other opinions and estimates will be sought before any further consideration is given.
- e) Updates- Kelly reported on the gate activity through the visitor lane on Santa Barbara for the months of Feb, Mar, Apr and May. There have been 8,500-11,000 entries per month through that gate, with approximately 25% of those entries by scanning a white key card. We hope to encourage those using keycards who are residents to get RFID stickers installed on their vehicles and use our resident lanes instead, to cut down the volume of cars going through the visitor lane. Communication will be sent out to residents on this issue, as well as information about RFID tags and using the app for guest passes.

Announcements:

Hotwire Townhall will be held on Zoom 7/14/25 at 12:00 pm



Adjournment:

Lee made a motion to adjourn the meeting at 7:04 pm, Kelly seconded. All in Favor.

Respectfully submitted,
Kelly Flynn- Secretary