



**The Shores at Berkshire Lakes
Board of Directors Meeting Minutes
7845 Berkshire Pines Drive (Clubhouse Ballroom)
Thursday, December 18, 2025, at 6:00 pm**

Call to Order: Colleen called the meeting to order at 6:00 pm

Proof of Notice was established

Roll Call of Directors: Colleen Rinaldi, Nelly Mercardo, Linda Myron, Brian Young, Bill Allen, Lee Kurasowicz, (Wade Merrick (Zoom)) and William Behrens, CAM May Management Services.

Establish Quorum: a quorum was established

Lee Kurasowicz moved to amend the agenda by adding the Approval of the Board of Directors Meeting Minutes from December 4, 2025, meeting. And to add to New Business, item c., a motion to request a change in the May Management monthly assessment grace period. Second by Brian Young. All in favor: 7-0.

Approval of Prior Meeting Minutes:

Lee Kurasowicz moved to approve the minutes of December 4, 2025, meeting. Second by Brian Young. All in favor: 7-0.

Lee Kurasowicz moved to approve the minutes of December 4, 2025, ACC Guidelines Revision & 2026 Budget Adoption meeting. Second by Wade Merrick. All in favor: 7-0.

Treasurer's Report:

Linda Myron reported on the status of the 2025 Budget.

Committee Reports:

a. ACC Committee

Lee Kurasowicz moved that the Board of Directors approve the ACC recommendations. Second by Brina Young. All in favor: 7-0.

7412 Berkshire Pine Dr, Step-Out from Lanai

7707 Berkshire Pines Dr, Tree Removal

7539 Berkshire Pines Dr, Install Solar Panels

7811 Berkshire Pines Dr, Tree Removal

7473 Lourdes Ct, Tree Removal

7502 Lourdes Ct, Install a New Roof

7481 Lourdes Ct, Install a Hurricane Screen-Inside Lanai

7735 Berkshire Pines Dr, Install New Half-Roof-Villa

7944 Leicester Dr, Install Hurricane Windows

b. Social Committee

Nance Taylor reminded everyone about January 1, 2026, Brunch and the Dinner Social scheduled for January 24, 2026.

c. Lake Committee

Colleen Rinaldi reported that Kim Wilson, Lake Committee member, indicated that the retention is okay now and that Kim recommends the Board approve one of the proposals to install aerators.

Unfinished Business:

None.

New Business:

- a. Lee Kurasowicz moved to approve the Advanced Aquatics proposal to install aerators in the retention pond at a cost of \$45,665.00. Second by Brian Young. All in favor: 6-1.
- b. Lee Kurasowicz moved to approve the Advanced Aquatics aerator maintenance proposal at a cost of \$720 per year. Second by Brian Young. All in favor: 6-1.
- c. Lee Kurasowicz moved that the Board of Directors request that May Management procedure for determining a late fee for monthly assessments should be handled as follows: Second by Brian Young. All in favor: 7-0.
 1. Monthly assessment payments are due on the first day of the month
 2. The grace period for late payments will be until the tenth day of the month
 3. The only exception to the tenth of the month will be in the case that a payment has been made by the tenth of the month, and is properly dated to indicate that, but arrives at May Management accounting offices by the twentieth day of the month
 4. Late payments will continue to be handled in the same manner as they are now subject to the above caveats.

Board Announcements:

Colleen Rinaldi announced that our residents will be receiving a Welcome Letter from May Management that will include information about logging into their portal and information about making monthly assessment payments. Additionally, Colleen will be sending out an email to the board detailing updates on what has been happening of late.

Member's Comments

A resident asked if the Santa Barbara Blvd entry gate would be left open during Christmas.

It was agreed that the Santa Barbars Blvd entry gate would be left open from 8:00 am December 24th until 8:00 am on December 26th.

A question was raised about the presence of Hotwires storage unit in the parking lot. Colleen Rinaldi indicated that she would be contacting Hotwire about removing it so that we could maximize the number of parking spaces for the upcoming events.

Meeting Rule:

The following rule was used for the meeting. Members wishing to speak are asked to sign up on the sign-up sheet under the specific issue they wish to address. (Zoom attendees may sign-up via chat at the start of the meeting.) The Board will recognize the Member by name and invite them to share their comments.

Members are entitled to speak for up to three minutes on any agenda item at the appointed time. Members may speak on the same agenda item a second time, for up to one and a half minutes after all other members wishing to speak have done so.

Adjournment

Moved by Lee Kurasowicz to adjourn. Second by Brian Young. All in favor: 7-0.

Respectfully submitted by Lee Kurasowicz, Secretary.