



**The Shores at Berkshire Lakes
Board of Directors Meeting Minutes
7845 Berkshire Pines Drive (Clubhouse Ballroom)
Thursday, January 15, 2026, at 6:00 pm**

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

Proof of Notice was established

Roll Call of Directors: Colleen Rinaldi, Linda Myron, Lee Kurasowicz, Bill Allen, (Brian Young, Wade Merrick, and Nelly Mercado on Zoom), and William Behrens, CAM

Establish Quorum: a quorum was established

Approval of Prior Meeting Minutes:

Lee Kurasowicz moved to approve December 18, 2025, Board Meeting Minutes. Second by Linda Myron. All in favor: 7-0.

Treasurer's Report:

Linda Myron informed the Board that the December 2025 financial report should be ready in a couple of weeks.

Committee Reports:

a. ACC Committee

Lee Kurasoicz moved that the Board of Directors approve the ACC recommendations. Second by Wade Merrick. All in favor: 7-0.

7482 Lourdes Ct, Tree Removal

7505 Lourdes Ct, Paint Exterior

7942 Wexford Dr, Replace Windows & Sliders

7750 Haverhill Ct, New Roof-Villa

7760 Haverhill Ct, New Roof-Villa

7820 Meridan Ct, Application was withdrawn

7763 Berkshire Pines Dr, Pending a recommendation from the ACC

b. Social Committee

Nancy Taylor reminded everyone of Casablanca Night, Jan. 24, 9:30 am Coffee Hour on Saturday, Feb. 7. Girl Scouts will be selling cookies in front of the Clubhouse on Feb. 7, Cowboy Night theme has been cancelled and the search for a replacement event is in the works, the Bocce Tournament will get underway on Feb. 2nd and the fee is \$6:00, a March Pool Party is in the planning stage, and the Gulf Coast Band will be here Feb. 11 and returning to play again later this year.

A vendor request to sponsor a hot party was rejected by the BOD – considered a for profit event which are not allowed. Resident request to post items for sale & announcements on the bulletin in the clubhouse was rejected by the BOD as too unmanageable.

c. Lake Committee

Colleen reported that Kim Wilson, Lake Committee, indicated that the Lake is in good condition, and that there is some concern about bleach being used in roof cleaning might be leaching into the Lake.

Unfinished Business:

Lee Kurasowicz moved that the Board amend the Advanced Aquatics monthly maintenance contract for the aerator/diffusers from \$60 per month to \$180 per month (\$60 per aerator section). Second by Linda Myron. All in favor: 6-1.

Lee Kurasowicz moved to amend the May Management Grace Period Description for Monthly Association Assessments, item #3., to read: The sole exception to the tenth (10) day payment deadline applies only when a payment is **postmarked** on or before the tenth (10) of the month and is received by **the First Citizens Bank Lockbox** in Phoenix, AZ., on or before the twentieth (20) day of the month. Second Brian Young. All in favor: 6-1.

New Business:

Lee Kurasowicz moved that the Board approve the purchase of three more security cameras, one each to be placed on the North, South, and West side of the Clubhouse for a cost of \$3,600. This amount contains the cost of the cameras, labor, and the license. Second Brian Young. All in favor: 7-0.

Lee Kurasowicz moved that the Board approve the bid for Fire Alarm Panel permit and site plans from Summit Fire and Safety for a total cost of \$15,535. Second Wade Merrick. All in favor: 7-0.

Bill Allen moved that a lease application for a unit on Berkshire Pines Dr be referred to the Association attorney for a recommendation and that the attorney's recommendation be placed on February 20, 2026, Board agenda. Second Brian Young. All in favor: 7-0. (This motion became moot after the lease applicants withdrew their lease application)

Board Announcements:

Colleen announced the MHOA Annual Meeting will be held on Thursday, March 26, 2026, and that the first letter announcements will be mailed to residents on January 24th.

She also indicated that there will be four Board of Directors openings voted on at the Annual Meeting and that nomination papers will be included in the first notice letter.

Member's Comments

Question raised about repairing the damage caused by FPL: FPL will be expected to either do the repairs or pay the MHOA for the cost.

Resident indicated he was having trouble getting through to Landscape Workshop (Daley) via telephone, called 3 times & left requests for a return call – they are not returning calls: concerned about their accessibility. Suggested that from now on send your requests for service to our manager (wbehrens@maymgt.com) for action.

Concern raised about young people walking behind homeowner's parcels – Preserve/parcel property line. The Preserve area is common area land, so it is not a violation.

Question raised regarding the Florida Aquatics maintenance contract listing of \$60. It should have indicated that its \$60/each of the 3 sections – total \$180/mo.

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

Lee Kurasowicz moved at 7:04 pm to adjourn. Second Bill Allen. All in favor: 7-0.

Respectfully submitted by Lee Kurasowicz, Secretary.