



**The Shores at Berkshire Lakes
Board of Directors Meeting Minutes
Thursday, December 4, 2025, at 6:30 pm**

Call to Order: Colleen called the meeting to order at 6:30 pm

Proof of Notice was established

Roll Call of Directors: Colleen Rinaldi, Linda Myron, Lee Kurasowicz, Bill Allen, (Wade Merrick and Brian Young (Zoom)) present. Nelly Mercado joined the meeting after being appointed to fill a vacancy position on the Board.

Establish Quorum: a quorum was established

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.

Approval of the Minutes:

Minutes of November 19, 2025, meeting were approved during the 6:00 pm Board Budget meeting. All in favor: 5-1.

Lake Committee:

Discuss Lake Aeration. This item was tabled until December 18, 2025, Board meeting.

Unfinished Business:

- a) Nominate and vote to appoint a Board Secretary. Moved by Linda Myron to nominate Lee Kurasowicz to the position. Second by Wade Merrick. No other nominations were made. All in favor: 6-0.
- b) Discuss open Board position. Moved by Lee Kurasowicz that the Board appoints Nelly Mercado to the vacant position on the Board of Directors. Second by Wade Merrick. All in favor: 5-1.
- c) Discuss hedge plantings along Berkshire Pines Drive and gap along Radio Road wall. Moved by Lee Kurasowicz that the Board approves the two estimates total of \$4,855.00 that will provide irrigation to that area and the planting of Wax Myrtle bushes. Second by Wade Merrick. All in favor: 6-0.
- d) Possible vote on replacing Lake Aeration from the three bids received. Already addressed in Lake Committee agenda item.
- e) Management Company Contract. Moved by Lee Kurasowicz that the Board approve the contract terms and conditions presented to them to hire May Management Services as the MHOA's management company. Second by Wade Merrick. All in favor: 7-0.
- f) Moved by Lee Kurasowicz that the MHOA exercises the thirty-day notice of termination of services clause in the contract with Anchor Associates, LLC. Second by Wade Merrick. All in favor: 7-0.

New Business

Vote to establish a Landscape Committee. This item was tabled.

Announcements

There were no announcements.

Member's Comments

Questions were asked about the ACH fees with May Management Services, about methods of payment and to whom, about the services that will be offered in the new Clubhouse office staffed at first by our CAM and then by an administrative assistant, about the flow of documents between the Preserve and the MHOA who will now be served by different management companies, and about specific contract terms concerning the new fees to be paid to MMA and whether the MHOA will realize any cost savings with this new contract.

Adjournment

Moved by Lee Kurasowicz to adjourn, second by Linda Myron . All in favor: 7-0.

Respectfully submitted by Lee Kurasowicz, Secretary.