



**The Shores at Berkshire lakes
Board of Directors Meeting Minutes
Wednesday, November 19, 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, Linda Myron, Lee Kurasowicz, Bill Allen, (Wade Merrick, and Brian Young (Zoom)) present

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:

Lee moved to that the Board adopt the October 16, 2025, minutes submitted by Courtney Fremil, HOA manager. Seconded by Linda. All in favor: 5-1.

Lee moved to approve the October 25, 2025. Seconded by Linda. All in favor: 6-0.

Lee moved to approve the November 4, 2025, minutes. Seconded by Linda. All in favor: 6-0.

Committee Reports:

a. ACC Committee

Lee Kurasowicz moved that the Board of Directors approve the ACC recommendations. Second by Linda Myron. All in favor: 6-0.

7747 Berkshire Pines Dr. Lanai Extension	RECOMMEND APPROVAL
7839 Berkshire Pines Dr. Villa -New Lights	RECOMMEND APPROVAL
7837 Berkshire Pines Dr. Villa -New Lights	RECOMMEND APPROVAL
7817 Stratford Drive - Outside Generator Outlet	RECOMMEND APPROVAL
7530 Lourdes Ct. - New Front Door W/Side Lite	RECOMMEND APPROVAL
7924 Leicester Drive - New Roof	RECOMMEND APPROVAL

Unfinished Business:

Rule Change – ACC Guideline AC-7 (Roofs over Lanais and Patios)

Colleen read both the ACC's proposal and our attorney's recommendation for language changes to the current ACC Guideline, AC-7.

Board members engaged in a brief discussion.

Community members asked a number of questions regarding the two proposals that were responded to Board members.

Action Required:

Lee moved that the Board select the language recommended by our attorney as the proposal that will be mailed to homeowners and voted upon at the December 4, 2025, meeting. Brian seconded the motion. All in favor: 5-1.

New Business:

Proposal from Advanced Aquatics to install aerators in the retention pond. Colleen indicated that this item would not be acted upon at tonight's meeting. Discussion by both Board members and committee members about this issue followed.

Community Comments

A number of community members raised concerns about the condition of grass and how it did not look very good. Colleen indicated she would contact Jeff Daley, landscape manager, and request a drive through the community to inspect the condition of the grass and what, if anything, was needed to address the concerns raised at the meeting.

Bill Allen indicated to the Board and community members that he was resigning as Board Secretary effective immediately.

Adjournment

Lee moved to adjourn, and Linda seconded. All in favor: 6-0.

Respectfully submitted by Lee Kurasowicz, Secretary.