

APPROVED BY THE BLMA BOARD OF DIRECTORS : September 24, 2014

**BERKSHIRE LAKES MASTER ASSOCIATION
495 BELVILLE BOULEVARD
NAPLES, FL 34104**

**BOARD OF DIRECTORS MEETING
August 27, 2014**

The regular monthly meeting of the Board of Directors of the Berkshire Lakes Master Association was held on Wednesday, August 27, 2014 at the Berkshire Lakes Clubhouse. President Luparello called the meeting to order at 7:05 p.m.

The meeting commenced with the Pledge of Allegiance

ROLL CALL OF DIRECTORS:

Robert Luparello, President

Tony Maro, Vice President

Orie LaCroix, Treasurer

Maureen Richards, Secretary, excused

Fred Rogers, Director

Joe Schoenfelder, Director

Allen Bouley CAM Ability Management, excused

A quorum was established with the roll call of the directors. (Five directors present and one director excused)

PROOF OF NOTICE OF MEETING:

It was established that the date, time, place, and nature of the meeting had been posted on the Association bulletin boards and the Website in compliance with the notice requirements.

APPOINTMENT OF NEW BOARD MEMBER

With the sudden passing of Board member, Ken Olsen, a search was conducted for a resident in good standing to serve the balance of Ken's term to expire in January 2016. Bob Pacquin a resident at the New Waterford Condominium Complex agreed to serve. Motion to approve was made by Orie LaCroix, seconded by Fred Rogers. Board unanimously approved his appointment.

DISPOSAL OF MINUTES:

A motion was made by Fred Rogers, seconded by Orie LaCroix to approve the minutes of the May 21, 2014 meeting. The motion was unanimously approved.

PRESIDENTS REPORT:

President Robert Luparello reported the following:

- * Clubhouse renovations are virtually complete, some minor work left to complete the kitchen.
- * Faded and old Neighborhood watch and No Parking signs are being replaced.
- * A contract has been issued to replace the entrance sign to the clubhouse.

* A note of thanks to the following members of the Women's club for their advice and assistance in materials and color selection for the clubhouse renovation, Minnie Longmeir, Judy Gaffney, Gloria Andrade, Maria Schoenfelder, Betty Wright and Delayne Fleming.

OPEN MEETING

No participation.

TREASURER'S REPORT

All finances are in order and the Board members are referred to July 2014 financial report. A motion to accept the treasurer's report was made by Tony Maro, seconded by Fred Rogers passed unanimously.

MANAGER'S REPORT

The manager's report was presented by Bob Luparello as the Manager was on vacation.

*The Horseshoe Lake floating Islands plants were replaced.

*Problem with the Horseshoe Lake fountain has been corrected; a plastic bag clogged the pump's inlet.

*Compliance activity for this period; 29 violations reported as follows: trash containers 8, Parking 2, Property Maintenance 4, Dirty Roofs 2, Neglected lawns 8, Boats (Kayak) 1, Truck parking 3, Mailbox in need of repair 1.

*ARB activity for this period: 7 alteration requests, as follows: Tree removal 1, Driveway Pavers 1, House painting 3, Planting 1, Storm Shutters 1. All approved

*ARB activity year to date: 65 alteration requests, 63 approved, 2 rejected requiring re-submission.

CLUB REPORTS

No activity

COMMITTEE REPORTS

*MSTU: Fred Rogers reported the committee is dissatisfied with the appearance of Devonshire Blvd. The Jasmine plantings along the roadway have not met expectations, weeds and grass growth continue and require manual removal. The issue and possible solutions will be discussed at the next MSTU meeting.

UNFINISHED BUSINESS

None

NEW BUSINESS

*A formal and written request by a Windsor Place resident to conduct a weekly Zumba exercise class at the BLMA clubhouse during the winter season was reviewed. A motion to approve was made by Orié LaCroix, seconded by Fred Rogers. Request was unanimously approved.

*Policy and Procedure Manual revision was presented by Board Member Joe Schoenfelder. A motion to accept was made by Orié LaCroix, seconded by Fred Rogers. Discussion ensued and the motion was unanimously approved.

* Request to replace 24 damaged clubhouse stack chairs was reviewed. A motion to approve was made by Orié LaCroix, seconded by Fred Rogers discussion ensued, the motion was revised to purchase 28 chairs. Motion passed unanimously.

* A request to install a new walking path that would provide direct exterior access to the BLMA office was reviewed. A motion to approve was made by Fred Rogers, seconded by Joe Schoenfelder. Discussion ensued and the motion failed to carry. Vote tally Yes 0, No 5.

ADJOURNMENT

Fred Rogers made a motion to adjourn, seconded by Tony Maro. Motion unanimously approved. Meeting adjourned at 7:40 PM

The next BLMA Board meeting is scheduled for September 17, 2014 at 7:00 pm at the Master Association Clubhouse.

Respectfully submitted,

Maureen Richards, Secretary
Berkshire Lakes Master Association