

APPROVED BY THE BLMA BOARD OF DIRECTORS ON January 28, 2015

**BERKSHIRE LAKES MASTER ASSOCIATION
495 BELVILLE BOULEVARD
NAPLES, FL 34104
Annual Meeting – January 21, 2015**

CALL TO ORDER:

The annual meeting of the Berkshire Lakes Master Association was called to order on January 21, 2015 at 7:00 p.m. at the Berkshire Lakes Clubhouse for the purpose of counting proxies.

The meeting commenced with the Pledge of Allegiance

ROLL CALL OF DIRECTORS:

Robert Luparello	Present	Tony Maro	Present
Orie LaCroix	Present	Maureen Richards	Present
Fred Rogers	Absent	Robert Pacquin	Present
Joseph Schoenfelder	Present		

Allen Boulay, C.A.M. from Ability Management was present. Six director were present with 1 director absent.

ESTABLISHMENT OF A QUORUM:

Allen Boulay confirmed and proved the establishment of a quorum of owners. 15% of 1,639 or 246 members are needed for a quorum. 1,639 proxies were mailed. 533 valid proxies were returned. The results were 529 in favor of the rollover of funds and 4 against.

APPROVAL OF THE MINUTES OF THE JANUARY 15, 2014 ANNUAL MEETING

Upon a motion by Orie LaCroix and seconded by Tony Maro, the minutes of the 2014 annual meeting minutes were approved unanimously.

PRESIDENT REPORT

Welcome.

Thank you for attending.

Wish you all a Happy and Healthy New Year.

The annual meeting is a members meeting segmented into three general areas

- To provide the membership a summary, of what has transpired in the past year.
- Open the meeting to general comments, questions and / or concerns from the membership.
- Provide the results of the voting results for the election of directors and the results of proxies.

Following the annual meeting there will be a short organizational meeting where the new board will elect its officers for the coming year and approve any necessary expenditures. Let me take a moment to comment on the Holiday decorations, they were excellent and many positive comments were received. You may recall that in past years we were plagued by nightly light failures, for the most part they have been resolved. We continue to experience occasional problems along Belville Blvd. a result of the irrigation system shorting out the GFI connections. We have determined the cause of the problem is a sprinkler head which will be moved this week.

Thank all volunteers for their help through the year.

Our community is approximately 20 + years old; we continue to focus on improving the physical assets that showed signs of aging as well as ensuring all assets are well maintained and function correctly.

- The clubhouse was remodeled at a cost of \$61,000.
- The electrical power has been restored to our entrance walls.
- The clubhouse security system has been updated. Auto lock and Unlock has been activated.
- Speed bumps have been installed in the clubhouse driveway.
- Completed an evaluation of the lakes – floating island have reduced the issues.
- Replaced irrigation system where required.
- There was a positive vote from owners on the Noise Barrier for I-75.
- Negotiated a quarterly payment plan with Landscaping Company. We will receive \$400 worth of new plants on a quarterly basis at no cost to BLMA.
- Installed 2 new board of directors who bring CAM Expertise and Consulting Skills to our board.
- Updated the policies and procedures and instituted a Welcome committee for all new owners.
- BLMA has a maintenance building which has been leased to a vendor. They also pay for water and electricity to the building which resulted in a reduction of our expenses.
- BLMA collected \$13,000 in transfer fees from new residents.
- Late fees collected were \$9,900.
- BLMA has a reserve total of \$549,000.

Projects to be done in 2015

- The path around the lakes needs to be resurfaced.
- The outside of the clubhouse needs to be painted
- The entrance to the clubhouse needs to be painted

Financial Status

- Entered our 7th year with Ability Management. There have been no increased in costs.
- While we have experienced a continual sale of homes and condos here in Berkshire Lakes, we still have some units both single family homes and condominiums in foreclosure as well as a few units delinquent in their assessments. We have and will continue to take the necessary legal actions to recover any monies owed the association, including late fees, interest and legal expense.
- Our financial position is excellent and we have maintained our annual assessment at \$240 for the past 15 years, while maintaining the quality and ambience of our community.

I have said this many times, but it bears repeating. You have elected this board:

- To maintain the quality, assets and value of our community
- Ensure our covenants are followed
- To ensure we are financially stable.

We take that responsibility seriously, and I sincerely believe we have and will continue to do what you have asked us to do.

OPEN MEETING MEMBER QUESTIONS/COMMENTS

*Owner expressed how pleased they were with the work of the Board.

*Owner brought up a problem with tiles on the lanai. Bob Pacquin will follow up with the proper management association.

*Owner expressed concern with the lighting situation with condos on the lakes. BLMA has no lights on the paths around the lakes.

*Owner expressed concern that he was unable to get internet service from AT&T in Berkshire. The BLMA has no restriction on providers.

*Owner expressed a desire to have a sign on each side of the driveway into the Master Clubhouse. The County has a restriction that there be only one sign for each entrance.

*Spotlights on Belville Road will be turn on Monday after LED lights installed and ground sprinkler is moved.

*Landscaping on the Commons side of Devonshire continues to be an eye sore. Collier County Commercial Code Enforcement has responsibility for this issue.

ELECTION RESULTS:

As there were 3 open positions open and only 3 candidates applied, therefore it was not necessary to hold an election. The 3 candidates appointed to the Board of Directors were Tony Maro, Orié LaCroix, and Joseph Schoenfelder.

Adjournment

Orié LaCroix moved to adjourn the meeting, seconded by Tony Maro. Motion was unanimously approved. Meeting was adjourned at 8:00 p.m.

The next scheduled BLMA Board of Directors meeting is scheduled for Wednesday, January 28, 2015, at 7:00 p.m. at the Master Association Clubhouse.

Respectfully submitted,

Maureen Richards, Secretary
Berkshire Lakes Master Association