

Berkshire Lakes Master Association

January 24, 2018

Keeping you informed!

It's four plus months since we were visited by Hurricane Irma and the after effects are still with us; however much has been done to restore Naples. As you travel around there many "blue tarps" covering roofs, damaged pool and lanai screen cages and damaged landscape. It brings to mind, "The Law of Supply and Demand."

Here in Berkshire Lakes we have made significant progress but there is more to be done, some which is not visible.

In our community as well as others there is more demand than there is supply, both in materials and qualified contractors.

Some months ago we had replaced the fountain in Belville Lake, we now find it's inoperable, the problem was diagnosed to a failed motor. Fortunately it's under warranty; however, the manufacturer's workload has us on a wait list.

The entire wood fence (5000 linear feet) on our western property line needs to be replaced; however, before it can be replaced the area needs to be cleared of landscape debris, tree limbs and overgrown vegetation. This work was started on January 20th and should be completed by January 29th. Your Board recognizes the inconvenience this creates for those homes adjacent to the fence or should I say the lack of the fence. Our ability to completely solution the situation is governed by the contractor's schedule and not a lack of effort on the part of our manager.

We previously reported that Irma took down a Royal Palm on Dartmouth Ln. we have ordered a replacement and are waiting on delivery and installation.

As previously reported along the Radio Road and Santa Barbara Blvd. Type D buffer we removed 165 hurricane damaged trees, a recent survey indicates we have more than a few additional trees which need to be removed along with others in our common areas. We are competing with other associations for the availability of qualified licensed arborists.

The downed trees and broken fence along Radio Road damaged the irrigation line feeding the hedge along the fence. Without water the hedge would not survive; nine hundred feet of irrigation line was replaced and most likely would have to be

replaced again after the fence has been repaired. Having to repair the line twice is less expensive than replacing the entire hedge.

Irma caused electrical problems with the Dartmouth entrance electrical distribution network, the irrigation pumping system in Lambton Lake was destroyed and has now been repaired; however, the distribution panel for the east and west entrance walls is outdated and needs to be replaced and the electrical loads balanced. Similar problems exist with the electrical panel in the Clubhouse office where we have a problem with the Geo-Thermal unit's water pump and the clubhouse A/C unit.

Delays are everywhere, of critical importance to us is the insurance reimbursement. The insurance adjuster has viewed the damage and we hope to have an answer very soon.

For the first time in 18 years had an increase in our annual assessment from \$240 to \$270 which equates to \$2.50 per month. On the plus side we saw no need for a special assessment.

Normally at the end of the fiscal year we experience a surplus of funds which with resident's approval get rolled over into the next year's budget. 2017 was an anomaly as the expenses exceeded the budget by \$5,560. What would have been the surplus was used to cover storm related damage.

I wish to convey to all Berkshire Lakes residents your Master Association Board is cognizant of what needs to be done and are working towards restoring Berkshire Lakes to an even more appealing community.

Respectfully submitted,

Robert (Bob) Luparello, For the Board

President BLMA