

President's Message
February 2021

By now I'm sure you received the notice of the annual meeting, scheduled for Wednesday, March 17th. Since the Governor extended the state of emergency to March 9th, the meeting will most likely be a zoom meeting. Residents wishing to attend can do so via phone; the connection information will be published with the agenda. For the record, it took 14 days for the mail sent from North Carolina to arrive. Investigation revealed zip code 34104 was the only affected area. Fortunately the delay did not affect the schedule.

The contracts for the remediation of Horseshoe Lake have been signed. As soon as the water level recedes work will commence. The Lakes committee have expended a significant amount of time and energy to bring this project to fruition and deserve a vote of thanks.

The ARB committee has been hard at work to reorganize and simplify the ARB standard. This work is virtually complete and will soon be distributed to all homeowners. Again, this group worked tirelessly for months to complete this task and deserve our thanks.

In 2019 and 2020 some meetings were conducted using a Power Point display of information, which was well accepted by the audience; however, it could be improved. The current system is 30 years old and does not perform well so we are installing a state of the art sound system and new TV which will be available to clubs and exercise groups.

When the invoices for the annual assessment went out in late December, the office received complaints that the assessment came at a bad time (Christmas Holiday). This is understandable; however, the due date is stipulated in our governing documents. Last year your Board of Directors recognized the problem and sought a solution. A proxy vote to offer a split assessment; one payment in January and the final payment on July 1, was put to the membership. It failed to be approved because not enough residents voted. For an amendment to be approved it requires a yes vote of 40% of all residents. (40% of 1639 or 656 yes votes) So the Board has brought the question to the residents again. Vote yes and owners will have the option to pay in two installments. Keep in mind that it is not mandatory to split your payment. The option is there for those who may have a need. There are no additional fees other than the late payment if the payment misses the due date.

Similarly the proxy for the Capital Campaign Contribution failed for the lack of votes. A Capital Campaign Contribution is essentially a fixed tax on the sale of a home or condo paid by the buyer. It does not affect the seller. Simply stated the buyer of any property within Berkshire Lakes must pay a fixed fee upon the sale of his or her home. The capital campaign contribution methodology is utilized by many HOA's and Condo's here in Naples. It is an effective way to minimize the amount of the annual assessment.

Both these proxies will be on this year's annual meeting agenda. I urge you to all to vote YES approving these proxies. Should you need additional clarification, please call the office and a Board member will return the call and answer your questions. Both are in the best long term interests of our members and our community.

Respectfully submitted;

Robert (Bob) Luparello, President
Berkshire Lakes Master Association