

**BERKSHIRE LAKES MASTER ASSOCIATION
495 BELVILLE BOULEVARD
NAPLES, FLORIDA 34104
APRIL 20, 2022**

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on Wednesday, April 20, 2022 at the Berkshire Lakes Clubhouse and on Zoom. The meeting was called to order at 7:00 PM by President Richards.

ROLL CALL OF OFFICERS:

Maureen Richards, President
Walter Sanford, Director
Charles Lascari, Director
Linda Craig, Secretary

David Orr, Vice President
Robert DeMarco, Director
Mike Peppe, Director
Allen Bouley, Ability Management

Three homeowners including a Director attended on line. Fourteen homeowners attended in person.

PROOF OF NOTICE OF MEETING:

It was established that the date, time, place, accessibility and nature of the meeting had been posted on the Association bulletin boards, emailed to all addresses provided by homeowners, and posted on the Berkshire Lakes Website in compliance with state statutes.

DISPOSAL OF OUTSTANDING MINUTES:

Charles moved and Mike seconded a motion to approve the minutes from the March 16th, 2022 meeting. The vote to approve was unanimous.

PRESIDENT'S REPORT:

- The BLMA had set as a goal to have all operating documents reviewed and brought up to date. That has been accomplished with the exception of the ARB documents which are currently in the process of review for the current year.
- The BLMA website has also been updated and offers the homeowner an opportunity to request information about any relevant topic.
- Efforts have been made to work with Collier County to improve safety issues on Devonshire Boulevard and within the community itself.
- Although Maureen and Allen made an in person visit to the Naples Postmaster about the haphazard postal service the office has been enduring, little positive response was forthcoming.

OPEN MEETING:

- A gentleman who works for the Collier County Sheriff's Office complained that he continued to receive notification that his truck was parked overnight in his driveway and had been fined accordingly. Allen reminded him that the agreement with his office had included a requirement that his truck be identified in some way. It was agreed that the owner would hang a sheriff's hat in his truck so that it could be seen by the Security Company.
- A homeowner complained about the floating islands in Lambton Lake. Linda offered to meet with her after the meeting to discuss her issues and the value of the islands.
- A homeowner expressed his intention to take the HOA to court because of its failure to enforce the covenants.

- A homeowner asked about whether or not the shoreline on Lambton Lake would receive riprap.

MANAGER'S REPORT:

Please see attached.

OLD BUSINESS:

- David outlined the work that continues on Berkshire Lake. Littoral plants will be installed on Belville and Berkshire Lakes when the rainy season begins. Replacement plants will be installed on Horseshoe as needed. Aeration is being installed on Henley Lake to combat the excessive phytoplankton that plagues that lake. Horseshoe and Belville Lake will receive a special treatment for aquatic weeds. Linda asked for volunteers to help with removal of Island Apple Snail eggs.

NEW BUSINESS:

- ARB revisions – Nancy Probst offered changes to ARB regulations. A concern about hedge heights was discussed and tabled until after the attorney is consulted. Linda made and Maureen approved a motion to approve new section twelve to allow an owner to proceed with improvement to her pool area. All directors except two voted in favor of the motion. Bob DeMarco voted against the motion. His reasoning is as follows: 1. The Board was not given enough time to consider properly the proposed revisions before a vote; 2. Piecemeal revision of the document without looking at the whole document may result in internal language inconsistencies; and 3. The BLMA attorney should review all revisions to BLMA legal documents before approval by the Board. He also recommended that they be updated through the red lining procedure and volunteered to help with this process. David Orr also voted against the motion. The motion passed.
- Linda moved and Maureen seconded a motion to appoint Joe Schoenfelder to the Fines Committee. The vote to approve was unanimous.
- Mike moved and David seconded a motion to send Account 167 to the Fines Committee for trash can violations for \$300. The vote to approve was unanimous.

The meeting was adjourned at 8:32 PM.

Linda Craig, Secretary