

**BERKSHIRE LAKES MASTER ASSOCIATION  
495 BELVILLE BOULEVARD  
NAPLES, FLORIDA 34014  
AUGUST 17, 2022**

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on Wednesday, August 17, 2022 at the Berkshire Lakes Clubhouse and on Zoom. Eight homeowners attended on Zoom and five attended in person. The meeting was called to order at 7:03 PM by President Richards.

**ROLL CALL OF DIRECTORS:**

Maureen Richards, President  
Charles Lascari, Director  
Nancy Perry, Director  
Linda Craig, Secretary  
Allen Bouley, Ability Management

David Orr, Vice-President  
Robert DeMarco, Director  
Mike Peppe, Director  
Barbara Courtney, Administrative Assistant

**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 Nancy seconded a motion to approve the minutes from the July 20, 2022 meeting. The vote to approve was unanimous.

**PRESIDENT'S REPORT:**

- The parking lot will soon be resurfaced
- The driveway entrance and walking path will also be resurfaced.
- The President's Club will begin meeting again in September.

**OPEN FORUM:**

One homeowner had questions about the Buffer Zone project. Allen explained that there would be town hall type meetings before the project began to help inform owners.

**MANAGER'S REPORT:**

Please see attached.

**TREASURER'S REPORT:**

Please see attached.

**OLD BUSINESS:**

Lakes Update- Testing has been done on Henley Lake and we are waiting to see if the aerators have improved water quality.

**NEW BUSINESS:**

- Efforts continue to determine the best course of action to clear the area next to the concrete fencing. Town hall type meetings will be held to inform all homeowners of ongoing progress.

- Reserve Study Discussion – Bob moved and Nancy seconded a motion to approve funding a Reserve Study by a third party to insure that BLMA reserves were appropriate and sufficient to the task.
- Budget Planning – The Finance Committee will address budget planning issues and shortcomings.
- Committee Appointments – Nancy moved and Maureen seconded a motion to approve Megan Bradley, Andy Bradley, Nic Geer and Tiana Geer to the ARB Board. The vote to approve was unanimous with the exception of David Orr who voted against the motion.
- Fines Recommendations –
  1. Linda moved and Maureen seconded a motion to send Account number 563 to fines for \$200 for overnight truck parking. The vote to approve was unanimous.
  2. Maureen moved and Charles seconded a motion to send Account number 108 to fines for \$200 for overnight truck parking. The vote to approve was unanimous.
  3. Maureen moved and Linda seconded a motion to send Account number 514 to fines for \$100 for overnight truck parking. The vote to approve was unanimous.
  4. The Board decided to delay judgment concerning Account number 470 until pictures were available.

The meeting was adjourned at 9:03 PM.

Linda Craig  
Secretary