

**BERKSHIRE LAKES MASTER ASSOCIATION**  
**495 BELVILLE BOULEVARD**  
**NAPLES, FLORIDA 34104**  
**FEBRUARY 16, 2022**

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on Wednesday, February 16, 2022 at the Berkshire Lakes Clubhouse and on Zoom. The meeting was called to order at 7:00 Pm by President Maureen Richards.

**ROLL CALL OF OFFICERS:**

Maureen Richards, President	David Orr, Vice President
Walter Sandford, Director	Robert DeMarco, Director
Charles Lascari, Director	Mike Peppe, Director
Linda Craig, Secretary	Allen Bouley, Ability Management

Twelve homeowners attended by Zoom and nineteen 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:**

David moved and Charles seconded a motion to approve the minutes from the January 19, 2022 meeting. The vote to approve was unanimous.

**PRESIDENT'S REPORT:**

President Richards gave a brief rundown of the upcoming improvements within the Association:

- The exterior of the Clubhouse will be painted soon.
- The roof is going to be cleaned.
- After the lake remediation work is completed, the lake path will be repaved.
- The Clubhouse driveway will be repaved and the parking lot resealed.

In addition, President Richards reminded residents that all our documents **and** their updated forms are available on the website.

**OPEN MEETING:**

- A Melrose resident voiced a complaint about the negative impact of pickleball noise on her quality of life and its potential impact on the value of her home.
- A second homeowner had questions about the technology used to provide ZOOM coverage of the Board meetings including the microphone and camera.
- Another homeowner asked for clarification of the Sunday rules for the tennis courts.

**MANAGER'S REPORT:**

The first notice for the annual meeting was sent out with an error in the dates for the return of applications for election to the Board of Directors. Following the suggestion of our attorney and to meet the requirements of our documents, Linda moved, and Maureen seconded a motion to move the annual meeting to the end of April. The vote to approve was unanimous.

All other information about the Manager's Report is to be found in the attached document.

**MSTU REPORT:**

Allen presented the MSTU report as provided by our representative Maria Schoenfelder.

- Structural pruning of trees on Devonshire has been completed.
- Landscaping on the Rich King Parkway may be completed by the rainy season if Collier County approves.
- Unless the millage rate for MSTU is increased from its current rate of 0 dollars (which it has been for the past three years), there will soon be no funds for MSTU to continue maintenance of the Devonshire corridor.

**OLD BUSINESS:**

Lakes Update – David explained that Belville Lake had been completed except for the littoral plantings and Seabreeze had begun work on the organic side of Berkshire Lake. Littorals would be planted on Belville and Berkshire and replanted on Horseshoe as the rainy season approaches. He further explained that the remediation was proceeding so well that the contractor was actually ahead of schedule. Berkshire Lake could be completed this year if the Board would allow some reallocation of funds from accounts that are available. Linda explained that many of the remediation costs were front-end loaded. All the engineering expenses and many of the attorney expenses were charged to Horseshoe Lake and so skew the financial picture. David also brought up the installation of aeration in Henley Lake which will begin soon.

**NEW BUSINESS:**

- Pickleball Presentation – A representative of pickleball players presented a request to the Board that one tennis court be restriped to accommodate four pickleball courts and moveable nets be purchased to service those courts. The discussion was tabled to allow for more study.
- The discussion of Collection and Foreclosure Procedure was also tabled to allow review by the Board's attorney.
- Fine Recommendations –
  1. Bob moved and Charles seconded a motion to send Account # 596 to the Fines Committee with a recommendation for a \$100 fine. The vote to approve was unanimous.
  2. Linda moved and Maureen seconded a motion to send Account #653 to the Fines Committee with a recommendation for a \$100 fine. The vote to approve was unanimous.
  3. Linda moved and Charles seconded a motion to send Account #387 to the Fines Committee with a recommendation for a \$100 fine. The vote to approve was unanimous.

The meeting adjourned at 8:13 PM.

Linda Craig  
Secretary