

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

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on Wednesday, July 20, 2022 at the Berkshire Lakes Clubhouse and on Zoom. Six homeowners attended on line and another five attended in person. The meeting was called to order at 7:00 PM by President Richards.

**ROLL CALL OF OFFICERS:**

Maureen Richards, President  
Charles Lascari, Director  
Bob DeMarco, Director  
Allen Bouley, Ability Management  
Orie LaCroix, Treasurer

Mike Peppe, Director  
Nancy Perry, Director  
Linda Craig, Secretary  
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:**

Maureen moved and Charles seconded a motion to accept the minutes of the April 20, 2022 meeting. The vote to approve was unanimous.

Maureen moved and Nancy seconded a motion to approve the minutes of the June 15, 2022 meeting. The vote to approve was unanimous.

Maureen moved and Nancy seconded a motion to approve the minutes of the June 29, 2022 meeting. The vote to approve was unanimous.

**PRESIDENT'S REPORT:**

- The Clubhouse exterior has been painted.
- Clubhouse bathrooms have been updated and stalls repainted.
- The library wall inside the Clubhouse has been repainted.
- The quote to install a uniform set of landscaping lights for the Clubhouse has been received and will be reviewed.
- The Clubhouse driveway will be sealcoated in August and the lake path will be repaved by the end of September.
- Education on Florida Friendly practices will begin shortly for the Board and a presentation for homeowners will follow.
- Nancy Perry suggested that we poll homeowners to gauge interest on Meet and Greets at the Clubhouse with a food truck.

**OPEN FORUM:**

No homeowners chose to speak.

**TREASURER'S REPORT:**

Please see attached.

**MANAGER'S REPORT:**

Please see attached.

**OLD BUSINESS:**

Lakes Update – Linda explained that lake remediation is complete for the season. The riprap and littoral planting on Belville and Berkshire Lakes have been completed although some littorals which haven't thrived may have to be replaced on the north end of Belville next season. Replacement littorals have been planted in Horseshoe Lake where some of the original plants failed. Aeration continues on Henley and Lambton Lake will probably begin being remediated at the end of 2022 or beginning of 2023.

**NEW BUSINESS:**

- Bob Demarco explained that 142 properties will be affected by the buffer zone project to allow BLMA to maintain the integrity of the perimeter wall. Owners whose property abut the wall will soon receive letters explaining the upcoming removal of overgrowth and exotics abutting the wall itself. A notice will be posted to the website outlining the purpose of the effort. Allen said he would ensure that New Castle was also apprised of the situation.
- Bob also gave an update on the 15 letters which he coordinated with Barbara to send to homeowners who had advertised for short term rentals.
- Reserve Funding- Allen will secure quotes for a reserve funding study from two or three entities. Bob Demarco offered to get a quote from one company.
- Fines Recommendations-
  1. Linda moved and Charles seconded a motion to fine Account #261 \$200 for overnight pick up truck parking. The vote to approve was unanimous.
  2. Charles moved and Linda seconded a motion to fine Account # 145 \$200 for a dirty roof and driveway. The vote to approve was unanimous.
  3. Maureen moved and Charles second a motion to fine Account #113 \$200 for a dirty roof. The vote to approve was unanimous.

The meeting was adjourned at 8:00 PM.

Linda Craig  
Secretary