

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

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on Wednesday, March 16, 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

One Director attended by Zoom. Five 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:**

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

**PRESIDENT'S REPORT:**

President Richards gave a breakdown of the events at the latest President's Club meeting.

**OPEN MEETING:**

No residents chose to speak during the time allotted for the Open Meeting.

**MANAGER'S REPORT:**

Please see attached.

**OLD BUSINESS:**

- Lakes Report- David brought the Board current on the progress on Berkshire Lake. Although the crew is small, they are making progress on the single family side of the lake and continue to lay down riprap. The surprise arrival of Collier County's paving crew to finish paving Berkshire Lakes streets has complicated the schedule and may cause Seabreeze to hopscotch their way down the lakeshore, trying to avoid piling big rocks on freshly paved cul-de-sacs. Mr. Franz, a County Roads Department official, seems sympathetic to the situation and has agreed to remain in touch. Linda moved and Maureen seconded a motion to engage Advanced Aquatics to apply a sonar treatment designed to reduce algae on Horseshoe Lake. The cost of which is not to exceed \$6000. The vote to approve was unanimous.
- Policies and Procedures – Bob will make corrections as suggested by Chris O'Connell to the new version of the Collection and Foreclosure Procedure and present it to the Board for approval at next month's meeting.

- Pickleball Presentation – Linda addressed the issue by saying that she was not in favor of striping one of the tennis courts in order for four pickleball games to be played at once. She mentioned that it appeared the courts were under utilized since they were frequently unused in the afternoons. The representative for our pickleball players countered with the admonition that the afternoon heat was prohibitive, and the players enjoyed the camaraderie that being together provided. It was agreed by all that the situation would be revisited in the fall when the courts were scheduled to be resurfaced and that the representative would try to make herself available for consultation at that time.

**NEW BUSINESS:**

- Mike moved and Linda seconded a motion to fine property Number One \$100 for failing to comply with the governing documents of Berkshire Lakes concerning the timely removal of trash cans from the street after trash collection. The vote to approve was unanimous.
- Maureen moved and Charles seconded a motion to fine property Number Two \$200 for a follow-up violation of the governing documents requiring homeowners to maintain a clean roof. The vote to approve was unanimous with one exception. Bob voted against the motion.

The meeting was adjourned at 7:55 PM.