

**BERKSHIRE LAKES MASTER ASSOCIATION
495 BELVILLE BOULEVARD
NAPLES, FLORIDA 34014
FEBRUARY 17, 2021**

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on February 17, 2021 at the Berkshire Lakes Clubhouse and on ZOOM. Proper notice had been given and the community had been notified via the website to join the conference call if anyone wished.

Prior to the regularly scheduled meeting, the Board provided a forum for candidates for election to the BLMA Board of Directors to give a five minute presentation to the community. The five candidates who took advantage of this opportunity were Earl Pontillo, Ernest Furnari, David Orr, Mike Peppe and Maureen Richards. The order of presentation was chosen by lot. Mr. Pontillo and Mr. Furnari were seeking their first term on the BLMA Board and David Orr, Mike Peppe and Maureen Richards were the incumbent directors. Berkshire Lakes owners should receive notice about the Annual Meeting, information about the proxy and the complete resumes of those running for office in the week following this meeting.

President Luparello called the Board of Directors' meeting to order at 7:00 PM. Six owners attended by ZOOM.

ROLL CALL OF OFFICERS:

Robert Luparello, President
Charles Lascari, Director
Bob DeMarco, Director
Linda Craig, Secretary

Maureen Richards, Vice President
David Orr, Director
Mike Peppe, Director
Allen Bouley, Ability Management

Also present were the two candidates, Earl Pontillo and Ernest Furnari and Janet Stone, homeowner.

PROOF OF NOTICE OF MEETING:

It was established that the date, time, method and nature of the meeting had been posted on the Association bulletin boards in compliance with state statutes and on the Berkshire Lakes website.

DISPOSAL OF OUTSTANDING MINUTES:

Maureen moved and Charles seconded a motion to approve the minutes from both the January 20, 2021 and January 29, 2021 as corrected. The vote to approve was unanimous.

PRESIDENT'S REPORT:

- At this point in time Governor DeSantis' emergency declaration remains in effect and the Berkshire Lakes Clubhouse will remain closed until that status changes.
- The Board's attorney is preparing documents to present to the owners of Berkshire Commons property asking them to contribute to the maintenance of our lakes. This effort has been complicated by the fact that the original two owners have sold off sections of the parcel to individual businesses. These entities must be identified and requested to pay their share of the increased cost of lake maintenance and remediation because the stormwater runoff from the shopping center drains into our retention ponds.

- Our newly revised ARB documents will soon be recorded at the county level. Hard copies will be sent to each owner.
- The Board is currently working to revise the Rules and Regulations to ensure that they are more easily understandable.
- Electronic voting may be the answer to the difficulties we have been encountering with the USPS. The Board is currently investigating the possibility of utilizing this system for voting in 2022.

THIRTY MINUTE OPEN MEETING:

A homeowner asked whether existing bulkheads would be allowed to remain during the upcoming lake remediation. David Orr, Chair of the Lakes Committee, answered that the Seabreeze engineer would decide if that structure met the requirement for a four to one slope and so fall within the county and SFWMD guidelines.

TREASURER'S REPORT:

Please see attached.

MANAGER'S REPORT:

Please see attached.

OLD BUSINESS:

Lakes Committee Report – David reported that the remediation would begin on March 1st, weather permitting. Access points had been arranged and owners were prepared to mark their sprinkler heads for the construction crew. The Lakes Committee has endeavored to alert all homeowners, those whose property abuts the lake and all Coach Home residents about the process and planned to email updates regularly.

NEW BUSINESS:

- Legal Representation. In an effort to retain a law firm whose fees are reasonable and whose service is a value, the Board has been investigating alternatives. The possibility of including email voting with legal services adds to the mix. Although the Board has received bids from several companies, it will wait to make a determination until several more companies have submitted information.
- Linda moved and Maureen seconded a motion to approve Janet Stone as a member of the Compliance Committee.
- The Board agreed to defer an amenities review until February 28, 2021 when the Governor will determine whether or not we remain in Emergency Status.
- Janet Stone presented to the Board a plan for recognizing those owners who have improved or beautified their yard. Charles moved and Maureen seconded a motion to approve her proposal. The Board agreed to purchase the signs recognizing an owner's efforts.

David moved and Linda seconded a motion to adjourn. The meeting was adjourned at 7:40 PM with a unanimous vote.

Linda Craig, Secretary