

BERKSHIRE LAKES MASTER ASSOCIATION
495 BELVILLE BOULEVARD
NAPLES, FLORIDA 34104
January 29, 2021

The special meeting of the Berkshire Lakes Master Association was held on January 29, 2021 in 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, President Luparello called the meeting to order at 10:00 AM.

ROLL CALL OF OFFICERS:

Robert Luparello, President

Charles Lascari, Director

Mike Peppe, Director

Allen Bouley, Ability Management

Robert DeMarco, Director, was absent

Maureen Richards, Vice President

David Orr, Director

Linda Craig, Secretary

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.

OLD BUSINESS:

- Nancy Probst, ARB chair, joined the meeting to finish the review of the ARB document rewrite. The Board spent approximately thirty minutes fine tuning the document with a few typographical corrections and stylistic improvements. Charles Lascari moved and David Orr seconded a motion to approve the document as edited. The vote to approve was unanimous and the Board thanked Nancy for her considerable efforts to usher this effort to completion. Maureen explained that the new document will be recorded and then a hard copy of the updated Architectural Review Board rules will be sent to every Berkshire Lake Homeowner. After being recorded, the new rules will also be posted on the website.
- Proxy Review. There will be three proxies to be voted on at the annual meeting in March.
 1. The rollover proxy is voted upon every year to allow the Board to use retained earnings to offset the following year's expenses. The Board asks that you consider voting yes for this proposal.
 2. The homeowners will also be asked to authorize the implementation of a Capital Contribution levied on the sale of homes within Berkshire Lakes. Buyers will be required to contribute \$500 upon transfer of title and those funds will be deposited to a specific budget line item to stabilize the annual assessment. The Board would currently consider using those funds for lake remediation and the Buffer Zone project to remove the overgrown eucalyptus trees abutting the perimeter fences of the neighborhood. The Board asks that you consider voting yes for this proposal.
 3. The third Proxy addresses the payment of the annual assessment and would allow homeowners the option of paying in installments. The Board asks that you consider voting yes for this proposal.

David moved and Mike seconded a motion to approve the proxies as written. The vote to approve was unanimous.

David moved and Charles seconded a motion to adjourn. The vote to adjourn was unanimous and the meeting was adjourned at 11:05 AM.

Linda Craig
Secretary