**BERKSHIRE LAKES MASTER ASSOCIATION**

**495 BELVILLE BOULEVARD**

**NAPLES, FLORIDA 34104**

**JUNE 16, 2021**

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on Wednesday June 16th, 2021 at the Berkshire Lakes Clubhouse. The meeting was called to order at 7:20 PM.

**ROLL CALL OF OFFICERS:**Maureen Richards, President David Orr, Vice President

Charles Lascari, Director Robert Demarco, Director

Mike Peppe, Director Walter Sanford, Director

Linda Craig, Secretary Allen Bouley, Ability Management

Also present: Karen Thurner, Administrative Assistant and three homeowners. At least six(6) homeowners joined the meeting by Zoom.

**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 in compliance with state statutes.

**DISPOSAL OF OUTSTANDING MINUTES:**

Bob moved and Charles seconded a motion to approve the minutes of the May 19th, 2021 meeting. The vote to approve was unanimous.

**PRESIDENT’S REPORT:**

Please see attached.

**OPEN MEETING:**

A homeowner had a question about the petitions involving overnight truck parking. Allen explained that there were two petitions being circulated; one in favor of changing the documents to allow overnight truck parking and the other in support of the current rule. He further elaborated that the petitions were being disseminated by individual homeowners not by BLMA. Another homeowner registered a complaint about electric bikes and other vehicles on the lake path and roads. The Board agreed that signs at the entrances to the path restricting motorized vehicles would be desirable.

**MANAGER’S REPORT:**

Please see attached.

**OLD BUSINESS:**

* Lakes Update- David informed the Board that Seabreeze had completed the remediation of Horseshoe Lake and that he and Bob DeMarco were working on the contract for the next phase of lake repair. Kamila Perez from Collier County had reviewed the water tests run on Henley Lake by Advanced Aquatics and emailed us her suggestions for improvement to the water quality there. Her proposal included the introduction of mass littoral plantings, buffer zones and physical barriers to prevent yard chemicals and yard waste from migrating into the lake as well as education for the homeowners.
* Website Update - Karen Thurner presented the preliminary model of our new website to the Board and those homeowners watching on Zoom. It should be operational by the beginning of July.
* Compliance - Charles gave an update from the Compliance Committee. The Committee has had some success in encouraging homeowners to replace sod, clean roofs and power wash driveways.
* Rules and Regulations – Charles moved and David seconded a motion to accept the revised Rules and Regulations effective July 1st, 2021. The vote to approve was unanimous.
* Collier County Road Paving – The Board has been advised that funds are not available to repave the roads in Berkshire Lakes this year.
* Fines Procedure – Our attorney Chris O’Connell informed the Board that our Fines Procedures are acceptable under Florida law.

**OLD BUSINESS:**

* Aged Owner Balance – David moved and Linda seconded a motion to send twenty-seven (27) homeowners, who are delinquent in paying dues or fines to the attorney, for a collections letter; contingent upon the assurance that the attorney will charge no more than $150 per letter. The vote to approve was unanimous.

The meeting was adjourned at 9:40 PM.

Linda Craig

Secretary