

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

The Organizational Meeting of the Berkshire Lakes Master Association was held on Monday March 29, 2021 at the Berkshire Lakes Clubhouse and on ZOOM. The meeting was called to order by Allen Bouley at 10:02 AM.

ROLL CALL OF DIRECTORS:

Maureen Richards, Current Vice President

Charles Lascari, Director

Mike Peppe, Director

Allen Bouley, Ability Management

Also attending was Orié LaCroix, Current Treasurer

David Orr, Director

Robert DeMarco, Director

Linda Craig, Current Secretary

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.

NEW BUSINESS:

Charles Lascari moved that the following be appointed as officers of the Board:

- Maureen Richards – President
- David Orr – Vice President
- Linda Craig – Secretary
- Orié LaCroix – Treasurer.

Mike Peppe seconded the motion and the vote to approve was unanimous.

COMPLIANCE:

Homes recommended to Fines –

- Charles moved and Linda seconded a motion that Home A be sent to fines for a dirty driveway and be fined \$100 a day until May 1, 2021 with an additional \$25 a day after that until the driveway has been cleaned. Five directors voted to approve the motion. Bob DeMarco voted against the motion.
- Linda moved and David seconded a motion that Home B be sent to fines for yard and total maintenance issues. Mike Peppe volunteered to search for and report ownership information which might contribute to a successful intervention. The motion was amended to delay the move to Fines until after Mike's research had been completed and submitted to the Board. The vote to approve was unanimous.
- David moved and Charles seconded a motion to send Home C to Fines for a dirty driveway and be fined \$100 a day until May 1, 2021 with an additional \$25 a day after that until the driveway has been cleaned. The homeowner had received three notifications. Five directors voted to approve the motion. Robert DeMarco voted against the motion.
- Bob DeMarco moved and David seconded a motion to send Home D to Fines for overnight truck parking. The owner had received four notifications of violations and should be fined \$100 for each. The vote to approve was unanimous.
- Linda suggested that Home E had come into compliance and did not need to be sent to Fines. She agreed to notify the office if the offending driveway had been cleaned.
- Linda moved and David seconded a motion to send Home F to Fines for overnight truck parking in the driveway. The owner had received four notifications of violation and should be fined \$100 for each. The vote to approve was unanimous.
- Robert DeMarco moved and David seconded a motion to send Home G to Fines for \$100 a violation for a dirty driveway, blue bin in the front yard and general unkempt condition for up to \$1000. This is a

continuing violation situation which has not been addressed by the homeowner despite multiple notices over many months. The vote to approve was unanimous.

The maximum fine for any violation is \$5000.

AMENITIES REVIEW:

- Our pickleball players want to have designated times for play. This will be considered at the next meeting.
- As long as Governor DeSantis' Emergency Order is in place, the Clubhouse should remain closed. Allen added that among the HOA's which he manages, most of their Clubhouses remained closed.
- The current website is no longer being updated. Linda and Maureen are meeting with a website company on April 7, 2021.
- Bob DeMarco moved that the vacated director position be filled with one of the runners-up from the recent election. The motion failed for lack of a second.

LAKES REVIEW:

David reported that the remediation on Horseshoe Lake is approximately half completed. The engineer from Hole Montes will inspect on Wednesday to determine how well Seabreeze is doing and whether they should be receive payment for reaching this milestone. The Horseshoe Lake homeowners have been very cooperative and have given us access wherever we have asked.

For years the water in Henley Lake has been off color and cloudy. The presence of phytoplankton may be the issue and Advanced Aquatics has been asked to do testing. Reducing fertilizer runoff is one strategy to improve water quality. The results of testing will guide the remedies.

Determining which lake should be the next to be remediated is the next challenge for the Lakes Committee. David suggested that we ask Seabreeze to give us an estimate for repairing the worst erosion. Installing the riprap component only instead of doing an entire lake remains an option.

SIGNAGE:

Maureen presented the signage to be placed in owners' yards to recognize their efforts at beautification of our neighborhoods. She also recommended that we place notification signs at the entrances to let residents know that there is a meeting or special event. Linda moved and David seconded a motion to purchase signs for the entrances not to exceed \$500. The vote to approve was unanimous.

APRIL MEETING PREVIEW:

- Review 2021 objectives to determine who is responsible, when it will happen and how long it will take.
- Alert homeowners through Newsletter and Website about driveway cleaning, roof cleaning, etc.
- Update addresses and emails. We do need a waiver for email and e-voting.
- Selection of attorney for HOA.
- Rules and regulations.
- Which lake to be remediated next.
- Rewrite Director's handbook.

David moved and Charles seconded a motion to adjourn.

Linda Craig
Secretary

