

BERKSHIRE LAKES MASTER ASSOCIATION
495 BELVILLE BOULEVARD
NAPLES, FLORIDA 34104
MAY 19, 2021

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on Wednesday May 19th, 2021 at the Berkshire Lakes Clubhouse and on Zoom. The meeting was called to order by Allen Bouley at 7:05 PM.

ROLL CALL OF DIRECTORS:

Mauren Richards, President
Charles Lascari, Director
Mike Peppe, Director
Allen Bouley, Ability Management

David Orr, Vice President
Robert DeMarco, Director
Linda Craig, Secretary

Nine homeowners attended in person. None attended 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:

Charles moved and David seconded a motion to accept the minutes of the April 21, 2021 meeting. The vote to approve was unanimous.

PRESIDENT'S REPORT:

Please see attached.

OPEN MEETING:

Several residents from Coach Homes expressed their displeasure about the NO TRESPASSING sign that had been installed at the edge of the Melrose Gardens' property and which interfered with their view of Horseshoe Lake. Non-resident trespassers had been using the boat ramp on Devonshire to gain access to the shoreline in front of both Coach Homes and Melrose Gardens. It was agreed that a fence would be installed to disallow access to Coach Homes from the boat ramp after the lake remediation was complete. And, with approval of the Melrose Board, the sign would be removed if Coach Homes planted a replacement eight foot tall holly tree at its original sight. Another resident reported an Italian flag being flown against the covenants and suggested that all condos around the lake be asked to operate their sprinkler systems before 6 AM to avoid making the paths dangerously wet and slippery.

MANAGER'S REPORT:

Please see attached.

TREASURER'S REPORT:

The finance report, which will reflect the new reserve accounts as voted upon by the Board at its last meeting, will be published after the current meeting in which the minutes of the April 21, 2021 meeting were approved.

OLD BUSINESS:

- David explained that the remediation of Horseshoe Lake was nearing completion and, upon a successful review of the punch list, Seabreeze would be paid its final installment as outlined in our contract. The new littoral plantings are being watered by the irrigation systems of Melrose Place and Coach Homes. The County system which waters Devonshire also irrigates the grass at the boat ramp and is being adjusted to spray the new plants. David is working on the contract with Seabreeze for the remainder of our lakes. It is possible that work on Belville Lake may begin this year.

- Linda updated the Board on the efforts so far to bring the new website on line. She is in the process of hiring a photographer to produce high quality images of Berkshire Lakes including the individual communities, landscapes, amenities and activities. She asked President Richards to assist with ascertaining that all documents presented to RGB for inclusion are valid and current.
- Charles gave the Board a brief rundown of the Compliance Committee's latest efforts including the use of Google Screens for interactive communication. The violation notifications written up by members of the Compliance Committee are posted on an Excel-like grid and, as homeowners respond, receive additional notices or go to fines; Karen updates the chart. Committee members also may input information as needed. He also explained that the Committee is reworking the notification letters so that they are easy to understand and spell out clearly the steps that must be taken to remedy each violation. Bob reiterated an earlier concern that the method of levying a fine on a continuing infraction has not been clearly addressed and should be clarified by our attorney. Allen agreed to call attorney Chris O'Connell and ask the question. Charles moved and David seconded a motion to have the driveway at 226 Belville cleaned at a cost of no more than \$250. The vote to approve was unanimous.
- The Board declined to engage the services of an attorney through the use of a retainer.
- Bob asked that any Board member who had input about the remaining sections of the Rules and Regulations not covered at the last special meeting email him with his/her thoughts.
- Maureen reported that at the MSTU meeting last week, Harry Sells had told the attendees that the jasmine damaged on Devonshire would be replaced and that all the sprinkler heads were working along that strip of road between Radio and Santa Barbara. After some discussion about the need for more water on Radio and at the Devonshire entrances to Berkshire Lakes, it was determined that installing a new five horsepower pump at Lambton Lake (instead of the current three horsepower model), might solve at least some of the problems.

NEW BUSINESS:

- Charles moved and Mike seconded a motion to approve Robert Langford as the newest member of the Compliance Committee. The vote to approve was unanimous.
- Two homeowners were recommended by Compliance to be sent to the Fines Committee. The first homeowner was not sent because the Board agreed to have the driveway cleaned since it was such an eyesore and the owner was extremely unlikely to have it done. Linda made and David seconded a motion to send the second homeowner to Fines but discussion resumed about the correct method to deal with continuing violations. Linda rescinded her motion to await the input of Chris O'Connell on the subject.

David moved and Charles seconded a motion to adjourn. The vote to approve was unanimous. The meeting adjourned at 8:50 PM.

Linda Craig, Secretary