**BERKSHIRE LAKES MASTER ASSOCIATION**

**495 BELVILLE BOULEVARD**

**NAPLES, FLORIDA 34104**

**OCTOBER 20, 2021**

The regularly scheduled meeting of the Berkshire Lakes Master Association was held on Wednesday, October 20, 2021 at the Berkshire Lakes Clubhouse and on Zoom. The meeting was called to order at 7:00 PM by President Maureen Richards.

**ROLL CALL OF OFFICERS:**

Maureen Richards, President David Orr, Vice President

Charles Lascari, Director Walter Sanford, Director

Robert DeMarco, Director Mike Peppe, Director

Linda Craig, Secretary Allen Bouley, Ability Management

Several homeowners and two directors 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, emailed to all addresses given by homeowners, and posted on the Community Website in compliance with state statutes.

**DISPOSAL OF OUTSTANDING MINUTES:**

Charles moved and Walter seconded a motion to approve the minutes as written. The vote to approve was unanimous.

**PRESIDENT’S REPORT:**

Please see attached.

**TREASURER’S REPORT:**

Please see attached.

**OPEN MEETING:**

A homeowner expressed concern about his neighbor’s acacia palm trees which he alleged were planted incorrectly and shaded his pool and solar panels. He was invited to bring his complaint directly to the Compliance Committee at its next meeting.

A second homeowner requested that the Board investigate the possibility that FPL was installing high voltage lines along Belville Boulevard. He also suggested that the home recently awarded Most Improved Landscaping was not in total compliance with our covenants.

**MANAGER’S REPORT:**

Please see attached.

**MSTU REPORT:**

Allen presented the MSTU report as prepared by Maria Schoenfelder which referenced the improved visibility on Devonshire thanks to the thorough trimming of the medians; the addition of a solar panel on the irrigation system on Devonshire to improve it effectiveness and the continued effort to enhance the landscaping at the entrance to the Rich King Parkway on Radio Road.

**OLD BUSINESS:**

* Lakes Update – David informed the Board that the remediation of Belville Lake will begin on Monday October 25th weather permitting. He also reported that the Lakes Committee would be presenting the Finance Committee with a request for approximately $20,000 to install aerators in Henley Lake. Henley Lake is suffering from an intense concentration of phytoplankton which might also be reduced by introducing littoral plantings. Advanced Aquatics is preparing bids for the aerators, for the littorals and for specific testing of the sediment to help direct our remediation efforts. Funding will also be required to provide electricity at the site for the aerators. Chemical applications to encapsulate the phosphorus may also be considered as part of the process. Invasive Island Apple Snails have appeared in our lakes and steps are being taken to diminish their impact upon the environment. Hand removal of the eggs is effective but tedious. Molluscicides remain a less desirable alternative.
* Aged Owner Balance – Allen informed the Board that after 26 letters were sent to homeowners who hadn’t paid their 2021 assessment, only 11 remained unpaid. Linda moved and David seconded a motion to send these individuals to our attorney for their first collection letter. The vote to approve was unanimous. Allen will ask Attorney O’Connell for a reduction of the fee based on the quantity of identical letters being sent.
* Berkshire Commons Lakes Contributions – Of 12 businesses in Berkshire Commons who have been billed for their share of the payment for the privilege of draining runoff into our lakes, 5 have not paid. A second letter will be sent to those who haven’t paid.
* Perimeter Buffer Project – Until a date has been fixed for the surveyors to begin their work, the letter to homeowners cannot be sent. Three surveyors have been asked to bid the project and all have been too busy even to respond.

**NEW BUSINESS:**

* The November Board meeting will include the budget review.
* The annual meeting is scheduled for March 22, 2022.
* A Town Hall Meeting will be organized to discuss the Buffer Project. Allen will investigate venues.
* Linda moved and Maureen seconded a motion to rescind a fine recommended by the Board against a homeowner who parked his pickup truck in his driveway overnight. The pickup truck is registered to the Sheriff’s office and is used in undercover activities and so is allowed to be parked overnight. Had the owner of the property shared this information as requested, the fine would not have been levied to begin with. Allen had discussed the problem with the supervisory officer who was sympathetic to the Board’s position that this set a poor precedent and suggested some options to ameliorate the situation.
* Two homeowners were recommended for fines for overnight truck parking. Charles moved and Linda seconded a motion to recommend a fine of $200 for the first homeowner on the list. Maureen moved and Walter seconded a motion to recommend a fine of $200 for the second homeowner on the lilst.

The meeting was adjourned at 8:25 PM.

Linda Craig, Secretary