

**BERKSHIRE LAKES MASTER ASSOCIATION  
BUFFER ZONE COMMITTEE  
495 BELVILLE BOULEVARD  
NAPLES, FLORIDA 34014  
MINUTES OF MEETING OCTOBER 18, 2022**

The initial meeting of the Berkshire Lakes Master Association (“BLMA”) Buffer Zone Committee was held on Tuesday, October 18, 2022 on Zoom. No homeowners attended. The meeting was called to order at 8:00 P.M. by Nancy Perry.

**COMMITTEE MEMBERS IN ATTENDANCE:**

Nancy Perry, Chairperson  
Robert DeMarco  
Tyler DuSchane  
Greg Johnson

**PROOF OF NOTICE OF MEETING:**

It was established that the date, time, place, accessibility and nature of the meeting had been posted on the BLMA website.

**NEW BUSINESS:**

The goal of the Committee is to determine how best to establish access to the perimeter fence structure surrounding the Berkshire Lakes community for purposes of maintenance of and repairs to that fence. It was determined that the Committee’s initial work process should consist of:

1. Identifying the portions of the perimeter fence to be addressed, and the addresses of the BLMA residences that will be affected. At this time, the Committee understands that certain portions of the perimeter fence are already cleared and accessible, and so are not to be addressed by the Committee.
2. Obtaining and reviewing the survey maps of the most recent survey that was conducted by BLMA showing the extent of the BLMA easement that runs parallel to and along with the fence, on both the interior and exterior sides of the fence.
3. Determining the required minimum width of the buffer zone in order to accommodate the machinery to be used in clearing process, and thereafter for maintaining the clearing and the fence.
4. Reviewing the physical conditions that exist along the fence to determine the nature and scope of the clearing process.
5. Determining the extent to which access to the fence may be acquired from the exterior side of the fence, including but not limited to the width of the BLMA easement on the exterior side, the physical obstacles to exterior access such as berms, swales, utilities infrastructure, and other physical impediments, and also legal impediments such as the extent to which such exterior access might involve encroaching onto easements or property belonging to other persons or entities.
6. Reviewing the process by which repairs have been and/or will be made to the fence necessitated by damage caused by hurricane Ian.

7. After the requisite knowledge is obtained to identify the nature and scope of the work to be performed, to determine the cost thereof.

Nancy will attempt to procure the survey maps as soon as possible for the members of the Committee. Bob requested to be provided with a true "to scale" copy of the survey maps, the same size as the originals. After the Committee members have had an opportunity to review the survey maps, the next items to be addressed will be determined. It is probable that the Committee will request the assistance of BLMA legal counsel regarding any legal issues that may be identified. Future meetings of the Committee will be called as appropriate, based upon the need for same as determined by Nancy, with input from the Committee members.

The meeting was adjourned at 8:50 P.M.

Respectfully submitted by  
Nancy Perry, Chairperson