

April 22<sup>nd</sup>, 2025, Meeting Opened 9:00AM by Chairperson Andrew Cohen

ARC Committee Attending: Chairperson Andrew Cohen, HOA Manager Joyce Gillespie, Board Liaison Paul Lowe, Recording Secretary Michael Adduci, Connie Davis, Mary Kelley, Dennis Walling, James Hay, John Meierhofer, Diane Hertel, Terry Potts

Via Zoom: Assistant HOA Manager Kim Rambo,

Excused Absence: None

Approval of April 8, 2025, minutes were motioned for Approval after corrections to 2 dates that were stated incorrectly. Approval was motioned by Andrew Cohen 2<sup>nd</sup> by Terry Potts.

Residents attending: None

## ARC Application Approval Tracking - For Minutes

Updated as of  
4-22-2025

Address	Lot #	Application Request	Zone	Approved by Zone Member	Meeting Date
2001 Valparaiso	20	Revision to approval given 2-25-25 to install propane tank	1	Approved	4/22/2025
2060 Embarcadero	289	Paint driveway and entry walkway	1	Approved	4/22/2025
2061 Embarcadero	211	Install pavers for driveway and walkway to front door	1	Approved	4/22/2025
20708 Marathona	621	Install new roof tile and remove and install new gutters	2	Approved	4/22/2025
1891 Palo Duro	388	Paint driveway and entry walkway	2	Approved	4/22/2025
1801 Palo Duro	380	Replace front door and paint front door	2	Approved	4/22/2025
2540 Palo Duro	477	Install solar panels	2	Approved	4/22/2025
20820 Mykonos	664	Paint trim	3	Approved	4/22/2025
20748 Mystic	715	Install shutters	3	Approved	4/22/2025
20904 Athenian	1003	Replace sliders on lanai	3	Approved	4/22/2025
20634 Dennisport	797	Install new roof tile and remove and reinstall gutters and downspouts	3	Approved	4/22/2025
20936 Skyler	1210	Install garage door screen	4	Approved	4/22/2025
3336 Via Montana	1091	Install new roof tile and remove and install new gutters and existing downspouts	4	Approved	4/22/2025
20794 Kaidon	1127	Install garage door screen	4	Approved	4/22/2025
20806 Kaidon	1130	Install shutters	4	Approved	4/22/2025
20961 Skyler	1191	Add quoins to corners of house and garage	4	Approved	4/22/2025
20961 Skyler	1191	Paint house, trim, garage door and front door	4	Approved	4/22/2025

20910-2 Calle Cristal	1241	Install new windows and hurricane shutter on front door	4	Approved	4/22/2025
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Review of Violation List: A Home located at 2151 Rio Nuevo was reported as missing some Lanai screening. HOA manager Gillespie stated that a notice of violation will be sent out to the residents of the home.

Board Liaison Report: Liaison Paul Lowe mentioned that the Volunteer dinner was going to be on Wednesday April 23<sup>rd</sup>, 2025, from 4:30-7:30PM

Managers' Report: Joyce Gillespie spoke about the new volunteer applications forms for Herons Glens September 2025-2026 committees. She mentioned the sooner they are filled out the better.

Manager Gillespie mentioned the contractor's submission of bids relating to the replacement of the entry way / Guard House roof were currently under review. Manager Gillespie mentioned due to the great amount of wind that travels through this area, the roof will be concrete tiles. Following the roof replacement, new insurance for the building will be purchased and the entry walls and Guardhouse will be repainted the approved colors the ARC committee voted on at a previous meeting.

Discussions: Manager Gillespie spoke about Mailboxes, posts and light changes pertaining to the Sanctuary and Mystic Isles sections. These standards were finalized after the ARC members read over the draft and give their final input for changes to wording at the meeting. The new standards will be published soon.

Next meeting will be on May 13th, 2025, at 9:00AM

Skype information to be given prior to the next meeting

Adjournment: Andrew Cohen adjourned at 10:00 AM

Respectfully Submitted,  
ARC Recording Secretary,  
Michael Adduci