

## Herons Glen ARC Committee Meeting Minutes

February 25<sup>th</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, Diane Hertel.

Via Zoom: Assistant HOA Manager Kim Rambo,

Excused Absence: James Hay, Terry Potts

Residents attending: None

Approval of the February 11<sup>th</sup>, 2024, minutes was motioned for Approval as written by Andrew Cohen 2<sup>nd</sup> by Michael Adduci.

Residents attending: Mr. Zenon Gluszczyk attended to observe the approval of his home request for a paver driveway, Glass insert in their front door and pavers added to the side of their home. Pavers were put on hold pending further information.

Review of project applications:

## ARC Application Approval Tracking - For Minutes

Updated as of 2-  
25-2025

Address	Lot #	Application Request	Zone	Approved by Zone Member	Meeting Date Approved
2390 Valparaiso	172	Paint house, trim, garage door and front door	1	Approved	2/25/2025
2140 Rio Nuevo	253	Install whole home generator	1	Approved	2/25/2025
2230 Rio Nuevo	245	Replace garage door and paint garage door	1	Approved	2/25/2025
2001 Valparaiso	20	Install propane tank for generator already installed	1	Approved	2/25/2025
2360 Palo Duro	488	Paint house, trim, garage door and front door	2	Approved	2/25/2025
20731 Marathona	616	Remove lanai enclosure and install lanai cage	2	Approved	2/25/2025
2470 Palo Duro	483	Replace glass insert in front door	2	Approved	2/25/2025
20815 Portofino	609	Paint driveway and entry walkway	2	Approved	2/25/2025
2470 Palo Duro	483	Install pavers for driveway and entry walkway	2	Approved	2/25/2025
2161 Faliron	424	Install pavers for driveway and entry walkway / install paver patio off back of lanai	2	Placed on Hold	2/25/2025
1720 Palo Duro	547	Paint house, trim and garage door	2	Approved	2/25/2025
20921 Athenian	997	Install impact windows	3	Approved	2/25/2025
20939 Skyler	1187	Install shutter for front door	4	Approved	2/25/2025

Review of Violation List: A Resident located at 2091 Rio Nuevo added a white roof covering to their birdcage on top of the Lanai without approval and this type of roof is not allowed. Further investigation of this issue is ongoing.

Work was performed on the home located at 20856 Santorini with no application. A letter will be sent to the homeowner in reference to this issue and an application will be required for review by the ARC committee.

Board Liaison Report: Paul Lowe asked the members of the ARC committee to try to recruit residents of Herons Glen to volunteer on the ARC committee. We are short 1 member due to one of its members resigning due to health reasons.

Managers' Report: Joyce Gillespie reported the Hurricane protection standards are completed and have been sent out to our community residents.

Discussions: Committee member Michael Adduci spoke on finding an easier way to search ARC violations on the Home inspector app. The possibility will be researched by Manager Gillespie.

Next meeting will be on March 11<sup>th</sup>, 2025, at 9:00AM

Skype information to be given prior to the next meeting

Adjournment: Andrew Cohen adjourned at 10:056 AM

Respectfully Submitted,  
ARC Recording Secretary,  
Michael Adduci