

July 8th, 2025 Meeting Opened 9:04 AM by Acting Chairperson Paul Lowe

ARC Committee Attending: HOA Manager Joyce Gillespie, Board Liaison Paul Lowe, Recording Secretary Michael Adduci, Mary Kelley, Connie Davis, John Meierhofer, Terry Potts

Via Zoom: Assistant HOA Manager Lori Roy, Diane Hertel

Excused Absence: Committee Chair Andrew Cohen, James Hay, Dennis Walling

Approval of the June 10th 2025 minutes was motioned for Approval by Acting Chair Paul Lowe and 2nd by Terry Potts.

Residents attending: None

ARC Application Approval Tracking - For Minutes

Updated as
of 7/8/2025

Address	Lot #	Application Request	Zone	Approved by Zone Member	Meeting Date
2291 Valparaiso	49	Install new roof and new gutters & downspouts	1	Connie / Mary	7/8/2025
1851 Corona	339	Install glass insert in front door	2	Diane / Terry	7/8/2025
2601 Palo Duro	461	Install 5 impact windows & front facing with grids	2	Diane / Terry	7/8/2025
20628 Marathona	629	Install new roof tile and use existing gutters & downspouts	2	Diane / Terry	7/8/2025
2570 Palo Duro	474	Install 28 solar panels	2	Diane / Terry	7/8/2025
2570 Palo Duro	474	Install new windows & front facing with grids	2	Diane / Terry	7/8/2025
20770 Mykonos	659	Paint house, trim, garage door	3	Jim / John	7/8/2025
20668 Tisbury	698	Paint house, trim, garage door, & front door	3	Jim / John	7/8/2025
20656 Dennisport	802	Install new roof tile, use existing gutters & downspouts. Remove and replace solar panels with new	3	Jim / John	On hold
20819 Kaidon	1158	Install new pavers on driveway & walkway & expand driveway to width of garage	4	Mike / Dennis	7/8/2025

Review of Violation List: A Homeowner located on Villa Real attached plastic lattice as a privacy fence along their entry door into their Lanai. Committee member Davis asked if this is allowed. Manager Gillespie answered no homeowner is allowed to install lattice as a privacy fence. She also said that any lattice must be a maximum height of 6 foot and used as a climb for certain plants only. Homeowner will be sent a letter of violation and it must be removed.

A homeowner in Calle Cristal installed a tall propane tank outside along the garage wall of their home without ARC approval and also-installed a window air conditioned in their garage window. Letters of violation will be sent to the home owner and the window air conditioner must be removed. In reference to the propane tank, an application and approval must be received for it to be kept at its current outside location.

Board Liaison Report: Liaison Paul Lowe mentioned that the color butter up will be presented to the HOA Board for a variance approval for the Fairways section only until it is an approved color in the house color pallets. Paul also mentioned if anyone else wants to use the color Butter up outside of the Fairways, they must apply for a variance until it becomes an approved color.

Paul spoke about the next meeting will be our last before the August break. Any request that comes in for approval during that break must be Email approved by committee members. Rules state requests must be considered within 45 days of received or it is automatically approved.

Managers' Report: Joyce Gillespie also spoke about the new roof installation of the Guard house beginning possible Sunday July 13th if approval is given by the HOA Board for them to work on a Sunday.

Discussions: Committee Member Davis brought up the issue of epoxied driveways fading. Manager Gillespie said if they are in need of recoating the must be written up as a violation.

Member Davis also asked about Dirty public sidewalks. Manager Gillespie spoke about the HOA cleaning them once a year at a cost of \$5000.00. The public sidewalks are also the responsibility of the homeowner to maintain and if they are in need of cleaning they should be written up as a violation.

Board Liaison Paul Lowe asked all Committee members who are signing up for another year with the ARC to please get their applications in.

Next meeting will be on July 22nd 2025 at 9:00AM

Zoom information to be given prior to the next meeting

Adjournment: Paul Lowe adjourned at 9:46 AM

Respectfully Submitted,
ARC Recording Secretary,
Michael Adduci