

July 22nd, 2025 Meeting Opened 9:00 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, Terry Potts

Via Zoom: Assistant HOA Manager Lori Roy, Diane Hertel

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

Approval of the July 8th 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

7/22/2025

Address	Lot #	Application Request	Zone	Approved by	Meeting Date
				Zone Member	
2091 Valparaiso	29	Install 9 impact windows	1	Connie / Mary	7/22/2025
2831 Corinthia	100	Add epoxy texture/design to driveway	1	Connie / Mary	7/22/2025
2171 Corona	571	Install new pavers on driveway & walkway	2	Diane / Terry	7/22/2025
20668 Marathona	625	Install new roof tile and use existing gutters & downspouts	2	Diane / Terry	7/22/2025
20601 Marathona	631	Install new roof tile and use existing gutters & downspouts	2	Diane / Terry	7/22/2025
20638 Dennisport	798	Install new roof tile and use existing gutters & downspouts	3	Jim / John	7/22/2025
21011 Mystic	819	Install whole home generator with 500-gallon tank buried in front yard	3	Jim / John	7/22/2025
3403 Via Montana	1067	Install new roof and new gutters & downspouts	4	Mike / Dennis	7/22/2025
3469 Via Montana	1248	Install 7 new accordion shutters	4	Mike / Dennis	7/22/2025

Review of Violation List: Home located on 2101 Embarcadero has a solar light installed on top of their mailbox post. Rules do not allow this type of light per HOA bylaws, and it will be requested to be taken down.

A home located on Valparaiso has a leaded/stain glass address light which was installed prior to the current homeowner's purchase. A request for it to stay will be decided after the HOA reviews previous paperwork involving this issue.

Board Liaison Report: Liaison Paul Lowe mentioned that this meeting will be our last before the ARC committee returns on September 8th.

Any requests that come in for approval during that break must be email approved by committee members. Rules state Requests must be considered within 45 days of receipt, or they are automatically approved.

Managers' Report: Joyce Gillespie also spoke about the new roof installation of the Guard house beginning shortly weather permitting. Roofing tiles will be loaded on the Guardhouse roof this Saturday July 26th weather permitting. Roofing applications are now being personally signed by the HOA office instead of an autopen per Lee County rules. The company Window World has had an application placed on hold by the County due to this issue.

Discussions: Committee member Adduci ask if there was a way to make it easier to identify if homes having a new roof installed properly applied for approval.

Manager Guillespie spoke with Assistant Manager Roy by Zoom and she will be able to make up a 6-month roof approval list for verification.

Next meeting will be on September 8th 2025 at 9:00AM

Zoom information to be given prior to the next meeting

Adjournment: Paul Lowe adjourned at 9:38 AM

Respectfully Submitted,
ARC Recording Secretary,
Michael Adduci