

March 11th, 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, Diane Hertel, Connie Davis, Mary Kelley, Dennis Walling, James Hay, Terry Potts

Via Zoom: Assistant HOA Manager Kim Rambo,

Excused Absence: none

Approval of the 2-25-2025 minutes was motioned for Approval as written by Andrew Cohen 2nd by Terry Potts.

Residents attending: Mr. Gilbert and Mrs. Vickey Vanderbrink of 2161 Faliron attended to observe the approval of their request for installation of paver Driveway and entry walk with squared off cornering.

Review of project applications:

ARC Application Approval Tracking - For Minutes

Updated as
of 3-11-2025

Address	Lot #	Application Request	Zone	Approved by Zone Member	Meeting Date Approved
2131 Rio Nuevo	228	Install new roof tile and remove and reinstall gutters & downspouts	1	Approved	3/11/2025
1970 Embarcadero	325	Install new windows	1	Approved	3/11/2025
2080 Valparaiso	200	Install new roof tile and remove and install new gutters & downspouts	1	Approved	3/11/2025
2681 Valparaiso	85	Paint house, trim, garage door and front door	1	Approved	3/11/2025
2200 Palo Duro	421	Remove screen canopy (bird cage) on top of lanai	2	Approved	3/11/2025
2430 Palo Duro	837	Install garage door screen	2	Approved	3/11/2025
1941 Palo Duro	392	Install new roof tile and remove and install new gutters & downspouts	2	Approved	3/11/2025
2161 Faliron	424	Install pavers for driveway and entry walkway/ install paver patio off back of lanai	2	Approved	3/11/2025
20831 Mykonos	653	Install roll down shutters on to bedroom windows	3	Approved	3/11/2025
20710 Mystic	707	Install new roof tile and remove and reinstall gutters & downspouts	3	Approved	3/11/2025
20743 Athenian	845	Paint driveway and entry walkway	3	Approved	3/11/2025
20722 Mystic	710	Paint drive way and entry walkway	3	Approved	3/11/2025
3537 Via Montana	1047	Install new roof tile and remove and reinstall gutters & downspouts	4	Approved	3/11/2025
20715 Kaidon	1178	Install pavers for driveway and walkway to front door	4	Approved	3/11/2025

Review of Violation List: A Home located in The Sanctuary has been under discussion due to previous non-compliance with preapprovals in the past. The Homes trim was painted with an unapproved color (silver fox). Homeowner then was issued a violation letter and they requested a different color (porpoise) that was approved. The homeowner has not as of yet repainted with the approved color. Homeowner has six months from the time of approval to paint the approved color. He was placed on the watch list of the home inspectors app.

Board Liaison Report: Paul Lowe requested that committee members ask friends and homeowners in the Glen join the ARC committee. We are currently short 1 Committee member and an Alternate that is needed for a full committee

Managers' Report: Joyce Gillespie spoke about bidding on front entry roof and painting of the front entry walls and guard house. Once awards are given, work will be commence on those particular projects.

New Hurricane protection policy will be presented to the Board for approval. Once approved the new policy will be sent out to the homeowners.

Discussions: Manager Gillespie spoke about continuing the discussion of the colors selected for the combination mailbox, light poles in the Sanctuary and Mystic Isles sections. Due to the expensive cost of the Verdi Green colors a vote was motioned by Chair Andrew Cohen as to changing the color to Gloss Black as the new color in the future. Verdi Green color is also grandfathered in until a change is needed and or preferred. The Mailbox, lamppost will be the color of Gloss black and will be the future standard in those areas mentioned.

Next meeting will be on March 25th 2025 at 9:00AM

Skype information to be given prior to the next meeting

Adjournment: Andrew Cohen adjourned at 9:43 AM

Respectfully Submitted,
ARC Recording Secretary,
Michael Adduci