

May 13th, 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, John Meierhofer, Terry Potts

Via Zoom: Assistant HOA Manager Kim Rambo,

Excused Absence: James Hay, Diane Hertel

Approval of the April 22<sup>nd</sup>, 2025, minutes was motioned for Approval by Andrew Cohen and 2<sup>nd</sup> by Terry Potts.

Residents attending: None

## ARC Application Approval Tracking - For Minutes

Updated as of  
5-13-2025

Address	Lot #	Application Request	Zone	Approved by Zone Member	Meeting Date
20816 Santorini	221	Paint house, trim, garage door and front door	1	Approved	5/13/2025
20872 Santorini	214	Remove bird cage over lanai and repair roof over lanai	1	Approved	5/13/2025
2711 Via Presidio	123	Install new gutters and downspouts	1	Approved	5/13/2025
20847 Villareal	303	Install new roof tile and remove and reinstall gutters and downspouts	1	Approved	5/13/2025
20781 Villareal	306	Paint driveway and entry walkway	1	Approved	5/13/2025
2041 Palo Duro	402	Resurface driveway	2	Held	5/13/2025
2521 Palo Duro	454	Replace existing pool cage and install travertine tile on patio	2	Approved	5/13/2025
1971 Corona	350	Remove and replace fascia and paint	2	Approved	5/13/2025
2001 Palo Duro	398	Install swimming pool	2	Approved	5/13/2025
1811 Palo Duro	381	Extend lanai	2	Approved	5/13/2025
2401 Palo Duro	442	Install shutters	2	Approved	5/13/2025
20682 Tisbury	700	Install new roof tile and remove and install new gutters and existing downspouts	3	Approved	5/13/2025
20739 Tisbury	767	Install shutters and roll down garage door screen	3	Approved	5/13/2025
20739 Tisbury	767	Install pavers for driveway, walkway to front door and rear lanai	3	Approved	5/13/2025
20739 Tisbury	767	Raise and rescreen front and back lanai to accommodate new pavers	3	Approved	5/13/2025
3527 Odyssea	938	Install shutters	3	Approved	5/13/2025
20841 Mykonos	652	Widen driveway	3	Approved	5/13/2025

Review of Violation List: Home located On Odyssea Ct had an issue with safety netting around its pool due to no lanai that had been destroyed by Hurricane Ian. Lee County has addressed this issue, and a barrier has been

erected. Manager Gillespie stated that there have been additional complaints from Neighbors referencing the pool pump not working, pool water a green color and that the possibility of mosquitoes is a worry. Manager Gillespie will look further into the issue and address it accordingly.

Member Connie Davis asked if Shrubs are needed around a patio. Manager Gillespie's answer was yes. Grounds that are not in place around a patio will be written up by the Grounds committee when inspected or if notified of the issue.

Board Liaison Report: Liaison Paul Lowe spoke on the new volunteer forms given out to the members and would appreciate all to fill them out in a timely manner.

Managers' Report: Joyce Gillespie also spoke about the new community standards that will be voted for approval by the Board of Directors at the May 14<sup>th</sup>, 2025, meeting.

Guard House roof replacement was awarded to Roof Smart Roofing and reroofing should begin soon. The other bidders who submitted bids were Chandler Roofing and Crowley Roofing. Manager Gillespie stated the approximate cost to re-roof is in the \$17,000.00 range.

Manager Gillespie spoke about Mailbox, post 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 after the May 14<sup>th</sup> vote and then distributed to the Community in June.

Discussions: Joyce informed the Committee that HOA Assistant manager Kim Rambo will be leaving her position as Assistant Manager due to a move to Tennessee for a new position in her Husband's occupation.

Next meeting will be on May 27<sup>th</sup>, 2025, at 9:00AM

Skype information to be given prior to the next meeting

Adjournment: Andrew Cohen adjourned at 9:58 AM

Respectfully Submitted,  
ARC Recording Secretary,  
Michael Adduci