

1. **Call Meeting to order:** 10:01 a.m.
2. **Certify Quorum of Committee:** present via video conference - Kathy Bondur, Sarah Hans, Christine Lukowitsch, Lynda Morrison, Bob Neal. Absent Emery Tapley
3. Previously distributed minutes from 04/16/2021 Meeting were unanimously ratified.
4. Applications Review:

| Date       | Code | Neighborhood       | Lot # | Address                 | Name                         | Project Type  | Fee | Pic | Approve/Deny | Committee Votes      | Comment/Contingencies   |
|------------|------|--------------------|-------|-------------------------|------------------------------|---|-----|-----|--------------|----------------------|---|
| 04/23/2021 | EP02 | Eaton Place        | 2     | 7531 Eaton Court        | Victor Bush                  | Native Vegetation Request: Remove dead palm fronds under brush on property line at the buffer area.   | X   | X   | Approved     | 5 Approve / 0 Oppose | The height of the palmettos after pruning is 3 1/2 feet near the greens and tees; palmetto stems should not be removed or cut back.     |
| 04/23/2021 | EP29 | Eaton Place        | 29    | 6314 Thorndon Circle    | Jennifer Loucks              | Hurricane Impact Windows and Front Door   | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | EP78 | Eaton Place        | 78    | 7354 Eaton Court        | Christine Gaples             | Roof Replacement: Barrel <i>profile</i> , Salmon <i>range</i>   | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | HG07 | Hampton Green      | 7     | 6415 Berkshire Place    | Dirkje Haas                  | 1. Replace existing lanai screen and paint cage white.<br>2. Replace existing windows and sliding glass doors with hurricane impact rated windows and doors - no change in size or style. | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | HG32 | Hampton Green      | 32    | 6509 Berkshire Place    | Chris & Libby Edwards        | Generator Installation, left side of home - 16kw, 200amps   | X   | X   | Approved     | 5 Approve / 0 Oppose | The street facing side of the generator must be screened with a hedge wide/tall enough so the equipment cannot be seen from the street. |
| 04/23/2021 | HG47 | Hampton Green      | 47    | 8037 Hampton Court      | Gary & Judy Gunderson        | Exterior Painting: <b>Body</b> - Sherwin Williams, Interactive Cream<br><b>Trim</b> - Sherwin Williams, Extra White   | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | HE15 | Henley             | 15    | 6935 Cumberland Terrace | Kenneth Duncan               | Landscaping alterations per plans   | X   | X   | Approved     | 5 Approve / 0 Oppose | The fence area discussed on the Zoom meeting and approved is defined by the existing hedge between the home and the sidewalk.           |
| 04/23/2021 | KP23 | Kenwood Park       | 23    | 8159 Abingdon Court     | Paul & Daria Charlesworth    | Exterior Painting: <b>Body</b> - Sherwin Williams, Cottage Cream<br><b>Trim</b> - Sherwin Williams, Pure White <b>Door</b> - Sherwin Williams, Tricon Black                               | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | KP66 | Kenwood Park       | 66    | 8421 Abingdon Court     | Sarah Hans                   | Landscaping alterations per plans   | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | LC11 | Lansdowne Crescent | 11    | 6719 Curzon Terrace     | Giovanni & Eileen Cantarella | Installation of Roll-down Hurricane Screen on interior of lanai - <i>screen will be grey.</i>   | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | RI02 | Richmond Park      | 2     | 8006 Collingwood Court  | Dr. John Mengelberg          | Exterior Painting: <b>Body</b> - Sherwin Williams, Dover White<br><b>Trim</b> - Sherwin Williams, Ethereal White <b>Door</b> - Sherwin Williams, Wall Street                              | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | RI02 | Richmond Park      | 2     | 8006 Collingwood Court  | Dr. John Mengelberg          | Roof Replacement: <i>S profile</i> , New Florida Blend <i>range</i>   | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | RI02 | Richmond Park      | 2     | 8006 Collingwood Court  | Dr. John Mengelberg          | Install hurricane impact windows and french doors to replace the existing front door.   | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |
| 04/23/2021 | RI02 | Richmond Park      | 2     | 8006 Collingwood Court  | Dr. John Mengelberg          | Add privacy wall  | X   | X   | Approved     | 5 Approve / 0 Oppose | None  |

|            |      |                 |     |   |   |   |     |   |                 |                      |  |
|------------|------|-----------------|-----|---|---|---|-----|---|-----------------|----------------------|--|
| 04/23/2021 | WG16 | Warwick Gardens | 16  | 7923 Warwick Gardens Lane   | Bohdan Bulawka  | Queen Palm Tree Removal due to Ganoderma  | X   | X | <b>Approved</b> | 5 Approve / 0 Oppose | None   |
| 04/23/2021 | WE01 | Wentworth       | 1   | 7203 St. Georges Way  | Peter & Barbara Brooks                                      | Exterior Painting: <b>Body</b> - Sherwin Williams, Kilim Beige<br><b>Trim &amp; Door</b> Sherwin Williams, Moderate White | X   | X | <b>Approved</b> | 5 Approve / 0 Oppose | None   |
| 04/23/2021 | WE08 | Wentworth       | 8   | 7350 Windemere Lane   | Elizabeth Damm  | Roof Replacement: Slate <i>profile</i> , Kona Red <i>range</i>  | X   | X | <b>Approved</b> | 5 Approve / 0 Oppose | None   |
| 04/23/2021 | WL05 | Wilton Crescent | 5   | 7877 Wilton Crescent Circle   | Ron Sharpe  | Magnolia Tree Removal due to disease - <i>see pictures on application</i>   | X   | X | <b>Approved</b> | 5 Approve / 0 Oppose | None. Please submit a landscape plan for the front yard. |
| 04/23/2021 | N/A  | Lennox Gardens  | N/A | Lennox Gardens Common Area -<br>emergency exit to neighborhood line | Submitted by Toni Meierhoff,<br>Neighborhood Representative | Landscaping alterations per plans   | N/A | X | <b>Approved</b> | 5 Approve / 0 Oppose | None   |

**OTHER BUSINESS:**

**5. CCR's and PBM Inspections:** Kathy Bondur reported that landscape violations do not belong in the CCR's and therefore the issue lies between PBM and the ALC.

The increase in inspections from quarterly to monthly is an excellent start.

The following is list of PBM inspections that require maintenance and follow-up:

- \* dead plants; holes or "missing" landscape; poor turf quality
- \* unscreened outdoor equipment (ac's, generators, water filters), unscreened cement foundation at side of house/pool cage
- \* Cement borders that are not maintained and broken around landscape beds (concrete borders are not ALC approved). If a cement border is reported on inspection, brick pavers are approved and should replace the cement and must also be maintained.
- \* Badly trimmed trees (needs lots more thought and discussion)
- \* Yard art (either too much or in poor taste) -- we can always ask residents to simply cut back!

**6. Property Surveys:** Any resident needing a copy of their property survey who did not get one in their closing documents can research the records for the title company who handled the original sale for the buyer.

**7. ALC Request Form:** The final version will be ready soon.

**8. Tree Trimming Specs:** There are no written specifications for proper tree trimming in the ALC/HOA documents that we can find. We discussed the possibility of authorizing specifications to be shared publicly, requesting homeowners submit an application to the ALC before pruning, or creating a document similar to the native vegetation form that educates homeowners, and requires they initial that they have read and understand the specifications and will be in violation and liable for damage if incorrect pruning occurs. We agree that this topic needs further discussion and input from other community committees.  
Should we create a violation for homeowners who improperly prune?

**9.** The meeting was adjourned by unanimous consent at 11:30 a.m.

Respectfully Submitted,  
 Sarah Hans