



ARCHITECTURAL REVIEW COMMITTEE
Approved Minutes ~ May 19, 2021
Zoom Meeting

CALL TO ORDER: The meeting was called to order by Committee Chair Barbara Keck at 10:01 a.m.

PROOF OF NOTICE: Notice was posted in accordance with the Bylaws of the Association and requirements of Florida Statutes.

DETERMINATION OF QUORUM: All but one of the Committee Members were present – Barbara Keck, Mike Russcol, Lois Trebisacci and Terry Wisniewski. Ron Wretham was absent. Also present was Ernie Wisniewski.

APPROVAL OF MINUTES: A **motion** was made by Mike Russcol and seconded by Lois Tresbiocci to accept the April 28, 2021 ARC Minutes. **Motion passed unanimously.**

REVIEW OF ARC REQUESTS NOT ON AGENDA: Committee chair Barb Keck reported receiving requests about Preserve entry doors. Two requests to my email directly and one referred by Kathy Dressel. These were basically to explain revised standard which is not yet posted to website.

OLD BUSINESS: Ongoing and Future Projects in process

- A. Revision of the 3 Lanai Standards into one Standard for Lanai Enclosures. This was recommended to protect the Association from future litigation. The revised standard was presented to ARC for approval. Mike Russcol felt that while he approved the streamlined standard he also felt that all of the research that was done should still be placed on the website. He felt many owners would find that information very helpful. We discussed putting the research on the website under Tips for Owners. Terry Wisniewski made a point of saying that he feels many owners do not even know that the ASSOCIATION has any standards. We discussed placing that information in the Welcome Packet on the website. A motion was made by Mike Russcol and seconded by Terry Wisniewski to continue working on the Lanai Standard for Enclosures until next meeting. Vote was approved unanimously.
- B. Lanai painting for the Preserve standard was presented for approval. During the reading

of the standard Lous Tresbiocci suggested that since there were so many color options offered it would be wise to limit choices to ONLY those listed in the standard. This also would eliminate the need for ARC approval. Since this needs to be discussed with Jay Bilbao a motion was made by Mike and seconded by Terry to carry this agenda item over to our next meeting. Motion approved unanimously.

- C. Vendor Compliance form. This was the beginning of a discussion about creating a new document that would need to be signed by vendor and owner when their ARC standard project was completed. The purpose of this form is to reduce the ASSOCIATION'S liability. Putting the responsibility back on the owner. The basic structure of the future form was discussed. Mike suggested getting a legal consult to draft the specific sentence that the vendor and owner signs regarding responsibility.

Future Business: Completion of Lanai Enclosure Standard. Completion of Lanai Painting Standard for Preserve. Continued creation of Vendor Compliance Form.

Next Meeting Date: June 15, 2021 10am on zoom.

Adjournment: Terry Wisniewski moved to adjourn. Seconded by Mike Russcol and approved unanimously at 10:50 am