

Arc Meeting Minutes June 16, 2022

Call to Order –

The meeting was called to order by Chair David Morris

Determination of Quorum – ARC committee members -David Morris, Julie McMurry, Mike Russcol, Other community members - Barbara Keck, Jack Turner

Current Business –

Review of Members – David Morris will be checking in with committee members

Approval of Minutes –

Julie McMurry moved to approve 4/21/2022 meeting minutes, seconded by Mike Russcol

Old Business – Review of ARC requests –

- Request from Burchills for lanai Screening and Framing replacement - Sent back to owners for further information relating to contractors, materials, etc.
- Robert Young - requests for door replacement by Donna's Doors, approved
- 2 requests for acrylic lanai sliders. Mike & Amy Ells, Rob & Patty Ells. Originally owners wanted something other than the approved standards. After discussion with David, request was approved based on current standards. Precision Aluminum & Remodeling will be contractor.

Discussion –

Relating to Lanai Screening Standards – Further research can be done to learn what new products and materials are available and could possibly be approved for future replacement

Patio Doors & Window standard –standards should be reviewed for future replacement relating to Charlotte County regs and insurance impact. To consider - Should windows be replaced in whole community at the same time? Possibly by assessment?

Jack Turner stated that construction work on repairs and replacement, particularly those projects which could impact other units in the building, need to be held to higher standard (ie, done by licensed, bonded contractors) Also, need to look at possible liability for floor replacement and sound abatement underlayment. Dave Morris mentioned that Contractors as well as homeowners should be required to signoff on projects to attest that the project was done to community standards.

Jack Turner suggested that updates, repairs and replacement information for the units should be kept on file in the office for future property buyers.

Barbara Keck stated that all construction & repair information should go to the Grand Property Management and placed in the file for that unit. Copies of requests to ARC, for work to be done, are also sent to the GPM so that information should be in the unit's files.

Future Meetings –

May want to see if we can use GPM Zoom License so meetings won't be limited to 30 minutes.

Next Meeting Date –

July 21st, 2022 at 10:00am

Adjournment -

Julie McMurry moved to adjourn, Seconded by Mike Russcol