

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Architectural Review Committee Meeting Minutes

April 15, 2010

With a quorum present, the April 15, 2010 meeting of the Mentone Architectural Review Committee was called to order at 6:22 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

Members Present: Dave Jenkins (President), Karen Ledee (Treasurer), Patsy Murray

Members Absent: Angela Lounds-Singleton (Vice President), Alan Tilly (Secretary)

Florida Community Management Staff Present: Kelly Burch, Heather Racioppi

Agenda items:

Devon Cole, 8634 SW 66th Lane for installation of gate in Homeowner Association owned fence. It was determined that the owner or representative needed to be present to sign the Memorandum of Understanding regarding use of HOA area. Committee decision was to have Burch e-mail the agreement to the owners for signatures and notary signature and return to Burch.

Subhash & Vanaja Bhaskar, 7107 SW 80th Way for tree removal. Owner was not present, motion to approve based on the stumps being ground a minimum of 6" below grade by Jenkins. Seconded by Ledee. Approved unanimously.

James Nichols, 6631 SW 84th Street for tree removal. Committee stated a County permit is required if the tree diameter is 20" or greater. Owner stated stumps would be cut to ground level and not ground due to buried water and cable television lines in the area of the stumps. Discussion followed. Motion to approve by Jenkins if stumps are ground below existing grade level, second by Ledee. Approved unanimously.

Lin Ai/Zhongbo Hu, 8312 SW 66th Lane for screen enclosure of existing porch and the addition of a rear yard storage shed. Committee asked that the request be resubmitted with photos of the final look to Burch. Storage shed was denied due to the shed being a "pre-fab" design not with the same general appearance as the residence. No additional action taken.

Motion to adjourn at 6:47 by Murray, second by Ledee, approved unanimously.