

MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Architectural Review Committee Meeting Minutes

May 20, 2010

With a quorum present, the May 20, 2010 meeting of the Mentone Architectural Review Committee was called to order at 6:21 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

Members Present: Dave Jenkins (President), Angela Lounds-Singleton (Vice President), Karen Ledee (Treasurer), Alan Tilly (Secretary), Patsy Murray

Members Absent: none

Florida Community Management Staff Present: Kelly Burch

Agenda items:

Devon and Sonia Cole, 8634 SW 66th Lane for installation of fence gate on Association property. Project approved previously subject to property owner signing agreement for use of Association property. Homeowner present and the agreement was signed. Homeowner also stated that the project would probably not be built for a couple months.

Lin Ai and Zhongbo Hu, 8312 SW 66th Lane for a screen enclosure around the existing covered lanai. Committee reviewed and discussed the submittal. Motion by Jenkins to approve subject to the enclosure as constructed looking substantially like the sample enclosure pictures supplied with the submittal. Second by Murray. Approved unanimously.

Susan Jerabek, 8107 SW 72nd Lane for repainting of residence using the same color scheme as the existing colors. Board reviewed and discussed submittal package. Color samples provided. Motion by Jenkins to approve based on the color used matching the samples provided in the package. Second by Ledee. Approved unanimously.

Joseph Carroll, 8611 SW 72nd Lane for installation of a rear yard shed. Committee reviewed submittal package and discussed the site plan showing the shed encroaching in the building setback line. Additional information supplied called for a pre-fabricated shed not matching the style of the residence on the lot. Motion by Lounds-Singleton, seconded by Ledee for denial. Denied unanimously. Owner present and stated that County approval and an updated building plan will be supplied at the next ARC meeting.

(first name) Vischer, 6832 SW 84th Street for installation of fencing. No required survey or diagram for the proposed fencing. Motion to deny by Jenkins until additional information supplied, seconded by Lounds-Singleton. Denied unanimously.

Ed and Catrina Wilkins, 7109 SW 81st Drive for installation of landscape modifications. Large format plan submitted with the package. Plan reviewed and discussed by the committee. Motion to approve landscaping outside the public right-of-way by Tilly subject

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to there being no exotic/invasive plants and subject to the owner providing the required County permits for the recently constructed fence since the fenced permit status may affect the layout of the proposed landscaping. Seconded by Murray. Conditionally approved subject to receiving additional information by all except Jenkins who abstained.

Timothy Replogle, 7013 SW 85th Terrace for a home addition. Two options included in the submittal package. Committee reviewed and discussed the package. Motion to approve by Jenkins subject to the owner advising the Committee of the option chosen for construction. Second by Ledee. Approved unanimously.

Tanmay Lele, 7216 SW 86th Terrace for the addition of fence segments to enclose the back yard of the property. Several options presented which the Committee reviewed and discussed. To aid in defining each option, the options were lettered on the package submitted as "A", "B", "C", and "D". Motion by Jenkins, second by Ledee to deny option "A". Denied unanimously. Motion by Jenkins, second by Murray to approve option "B". Approved unanimously. Motion by Jenkins, second by Ledee to approve option "C". Approved unanimously. Motion by Jenkins, second by Murray to approve option "D". Approved unanimously.

Motion to adjourn at 7:10 by Jenkins, second by Lounds-Singleton. Approved unanimously.