

**MINUTES
ARCHITECTURAL REVIEW COMMITTEE (ARC)
NOVEMBER 7, 2006**

The goal of the ARC is to preserve and protect property values and quality of life in the community. The ARC does not seek to restrict individual taste or preferences; rather its aim is to avoid harsh contrasts in the architectural themes and landscapes and to foster thoughtful design so that there is harmony between residential homes and the environment created within the community.

Members Present

Charlie Barger, Chairman
Marjorie Goldenberg
Jean Gregory, Recording Secretary
Art Simmons

Members Absent

Rich Wilbur

I. Call to Order

Chair Barger called the November 7, 2006 meeting to order at 5:30 p.m. and it was noted that a quorum was present.

II. Approval of Minutes

A motion was presented, seconded and unanimously carried to approve the October 3, 2006 meeting minutes. In an attempt to disseminate more timely minutes, *draft* minutes of the most recent meeting will continue to be posted on UP's website as well as approved minutes of the previous month's meeting.

III. Old Business:

A. ARC Forms

Jean distributed the new ARC forms that were approved last month. The new forms were designed to streamline the application process by eliciting the needed information and reducing the necessity to return applications for additional material. There is one form for landscape changes and another for architectural changes or changes in exterior color. A neighbor acknowledgement form must be submitted to afford folks who may be impacted by the change an opportunity to comment (small changes in landscape do not require this). Lastly, if a neighbor wants to comment, there is a form enabling them to do so rather than writing a letter. These materials are available on our website or from AMI our management company (359-1134).

B. Entry Walks and Driveways

The Board adopted new guidelines for entry walks and driveways at their October

13th meeting. The new rule allows for a decorative etched concrete product that does not peel, chip or flake to be applied professionally on existing poured concrete. The material should permeate the concrete and the colors should be earth tones or match the house walls. The coloring material should be followed by a silicone sealer that will need to be re-done every 2-5 years. The process cannot be blacktop, coating, painted topping or overlay. Obtrusive designs incompatible with the architectural harmony of the neighborhood will not be allowed. AMI will be notified of the new rule and it will be posted on our website at the end of the Guidelines.

C. ARC Records

AMI found more missing ARC records and they have been incorporated into the ARC's official notebook by street address. It is unclear whether all the records have been found or not but a drive around the neighborhood indicates there are still missing records or else homeowners did not request approval from ARC for changes (fences are an example).

D. ARC Permit Signs

At the Board request, effective November 7, 2006 design changes such as pools, lanai extensions, pool cages, driveway finishes and exterior painting projects are required to have an ARC Permit sign that will be posted in the front yard of the home while the project is taking place. ARC Permit signs are subject to revision to include additional design changes if necessary.

IV. New Business

A. Design Review Application Requests

- John Tomaselli, 8207 Planters Knoll Terrace - the committee unanimously approved their request to plant assorted shrubs around their pool screen and four palm trees (three on one corner and one on opposite corner).
- Mr. & Mrs. Roy Sethna, 7326 Meeting Street – the committee unanimously approved their request to move the live oak tree that is posing a threat to their screen enclosure and the lanai itself to the front yard.
- Art & Helena Simmons, 7307 Meeting Street – the committee unanimously approved their request to have a neutral color, decorative stain and sealer applied to their driveway, walkway, front entry and lanai floor by A-1 Design on Concrete. (Art did not vote.)
- Ron & Kathryn Murphy, 7403 Green St. – the committee unanimously approved their request to have a neutral color, decorative stain and sealer applied to their driveway, walkway, and front entry by Collier Custom Crete.

- Vincent & Catherine Spadaro, 7714 Ashley Circle – request to move an oak tree that is planted next to their driveway to their side yard was held over pending additional information. The committee has reservations about planting an oak tree on the side between two houses and suggests that consideration be given to moving the tree to the rear yard where there is more room for a tree of this size. But in order to give Mr. & Mrs. Spadaro the opportunity to follow up on their request, the committee needs the following information: (1) the type of oak tree that is being moved, (2) the *precise* location in regard to the structures around it (both houses, the lot lines and any setbacks) and (3) a completed Neighbor Acknowledgement form from their next door neighbor whose property will be impacted.

V. **Next Meeting**

The next regular meeting of the ARC is Tuesday, December 5, 2006 at 5:30 p.m. in the Charleston Street Meeting Room.

VI. **Adjournment**

There being no further discussion, the meeting adjourned at 7:00 p.m. after a proper motion.

cc: UP Board of Directors
Dominic, AMI
Ron Oliver, UP Compliance