

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

**ARCHITECTURAL REVIEW BOARD**

April 17, 2023 • 6:00pm

Held at: Celebration Cape Pavilion Park

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**MEETING MINUTES**

**CALL TO ORDER**

Jim Duane, ARB Chair, called the meeting to order at 6:00pm.

**CERTIFYING MEETING QUORUM**

Quorum was established with Jim Duane, Rodger Foreman, Michele Hurrelbrink, Cindee Picklo and Chrstine Schielzo present.

**PROOF OF NOTICE OF MEETING**

Notice was emailed to all residents, posted on CelebrationCape.org and on the Pavilion area signboard in accordance with Florida Statutes, Chapter 720 and the Association By-Laws.

**PRIOR MINUTES**

Motion to approve the April 3, 2023 meeting minutes made by C. Schielzo, seconded by C. Picklo. J. Duane provided several edits to the draft minutes. Voting to approve will not be done until final set of minutes are provided.

**NEW BUSINESS**

1. **Motion to amend existing Architectural Guidelines dated August 2021 to allow bronze gutters and downspouts, and to allow painting of drip edge, fascia and/or soffit to match.** Motion made by M. Hurrelbrink, seconded by C. Picklo, with all voting in favor. Motion carries 5-0.
2. **ARM submitted by EDWARDS (#267). New shingle roof "Brownwood"; gutters "white".** Motion to approve made by C. Schielzo, seconded by M. Hurrelbrink, with all voting in favor. Motion carries 5-0.
3. **ARM submitted by GRIPENTROG (#199). New bronze gutters and downspouts.** Motion to approve made by C. Schielzo, seconded by M. Hurrelbrink, with all voting in favor. Motion carries 5-0.
4. **ARM submitted by HUDSON (#156). New shingle roof "Natural Timber".** Motion to approve made by C. Schielzo, seconded by R. Foreman, with all voting in favor. Motion carries 5-0.
5. **ARM submitted by HUDSON (#160). New shingle roof "Black Walnut".** Motion to approve made by C. Schielzo, seconded by C. Picklo, with all voting in favor. Motion carries 5-0.
6. **ARM submitted by SCHWARTZWALD (#243). New shingle roof "Weathered Wood".** Motion to approve made by C. Schielzo, seconded by M. Hurrelbrink, with all voting in favor. Motion carries 5-0.
7. **ARM submitted by MONTGOMERY (#159). House painting exterior: SW6080 "Utterly Beige", Front Door: SW6083 "Sable", Trim: SW6231 "Rock Candy".** (Homeowner rescinded the ARM for house painting previously approved on Jan 23 2023.) Motion to approve made by R. Foreman, seconded by M. Hurrelbrink, with all voting in favor. Motion carries 5-0.

## **REVIEW OF PROPOSED ARCHITECTURAL GUIDELINES**

The Ad Hoc committee representatives stated that the proposed amendments to the August 2021 Architectural Guidelines were presented “as is” and are not intended for discussion, and should be voted on by the ARB.

**Motion to approve the proposed amendments to the August 2021 Architectural Guidelines.** Motion made by C. Schielzo, seconded by C. Picklo. Motion failed 2-3, with J. Duane, R. Foreman and M. Hurrelbrink voting to reject.

**Motion to submit proposed Architectural Guidelines to the Board of Directors.** Motion made by C. Schielzo, seconded by C. Picklo, with all voting in favor. Motion carries 5-0.

## **NEXT MEETING**

The next ARB meeting is scheduled for Monday, May 1, 2023.

## **ADJOURNMENT**

**Motion to adjourn the meeting.** Motion was made by C. Schielzo, seconded by R. Foreman, with all voting in favor to adjourn the meeting at 6:37pm.

Respectfully submitted,

Linda Foreman  
On behalf of the Architectural Review Board  
Celebration Cape Association

*(The preceding minutes were approved by the Board of Directors on May 1, 2023)*