

ARCHITECTURAL REVIEW BOARD

Wednesday, July 5, 2023 • 6:30pm

Held at: #287 Driveway

MEETING MINUTES

1. CALL TO ORDER

Larry Ferris (Board of Directors Vice President) called the meeting to order at 6:30pm.

2. CERTIFYING MEETING QUORUM

Quorum was established with Jim Arnold (via phone), Susan Dyszel, Larry Ferris, Linda Foreman and Lori Gripentrog present.

3. PROOF OF NOTICE OF MEETING

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

4. PRIOR MINUTES

Motion to approve the June 5, 2023, meeting minutes. Motion made by Susan Dyszel, seconded by Lori Gripentrog, with all voting in favor. Motion carries 5-0.

5. NEW BUSINESS

House Color Palette/Guidelines Committee

The status report of this committee was read into the record, and is incorporated into the minutes as Addendum A.

House Painting Moratorium

Motion to extend the current house painting moratorium until such date as the Board of Directors approves a house paint color palette as may be submitted by the House Color Palette/Guidelines Committee. Motion made by Linda Foreman, seconded by Susan Dyszel, with Jim Arnold and Larry Ferris voting in favor and Lori Gripentrog voting to oppose. Motion carried 4-1.

House Painting ARMs

With the approved extension of the house painting moratorium, the ARMs submitted by Hudson (#160), Hudson (#156) and Swanson (#187) have been summarily voided. Homeowners are welcome to resubmit once the moratorium is lifted.

6. OPEN FORUM / OWNER COMMENTS

Larry Ferris commended the work of the house paint color/guidelines committee. Comments have been submitted by owners, and the committee is working to incorporate that feedback into a color palette and written guidelines that work for the entire community. The process is moving along as quickly as possible, with emphasis on the fact that certain procedures need to be followed and business decisions are made on behalf of the Association as a legal entity.

Question: Why is the paint color committee using the model of individual house paint palettes?

Answer: That is the method used by color consultants at Sherwin-Williams. If approved, it will eliminate any possible subjective decisions by the ARB or BOD in the future.

- Question: Who is working to revise the guidelines language?
Answer: The four members of the house paint color/guidelines committee.
- Question: Are garage door colors restricted to matching either the house body or trim color?
Answer: The committee will have to consider how guidelines would be written to accommodate other color options. Homeowners also need to take into consideration the color of their roofs when making future house painting choices.
- Question: Since only 21 households have responded to the request for comments on the proposed colors, can a reminder email be sent out giving owners another opportunity to respond?
Answer: Yes, this will be done.
- Question: Can the house paint comments be made public if the owner's name is omitted?
Answer: No. Owners submitted their responses with the understanding that their statements will remain confidential.
- Question: Since several homeowners are currently wanting to repaint their homes, what is the estimated timeframe for the colors to finally be approved?
Answer: If all goes well, the Board expects to wrap up this process and approve paint palettes and guidelines by the end of July.
- Question: When will the Compliance Committee resume its work? Several homesites are not in compliance with maintenance and upkeep of their property.
Answer: The Board has to set priorities that benefit the entire community. Right now, we are focused on the house paint color palette and guidelines. Other business matters also need to be addressed. We anticipate the Compliance Committee restarting sometime in the Fall.
- Question: Can the paint color committee create a palette with all new colors, instead of using many of the same colors that are already in the community?
Answer: Based on the comments received from owners, the committee is not going in that direction to mandate all new colors for the community.
- Question: What happened to the architectural guidelines drafted by the ad hoc committee? Why didn't the Board approve them?
Answer: The current, four-member house paint color committee has that document and is taking those proposed guidelines and amendments into consideration.

7. NEXT MEETING

The next ARB meeting is scheduled for Monday, July 17, 2023, 6:00pm at #287 driveway.

8. ADJOURNMENT

Motion to adjourn the meeting. Motion was made by Susan Dyszel, seconded by Linda Foreman, with all voting in favor to adjourn the meeting at 7:20pm.

Respectfully submitted,

Linda Foreman, Secretary
Celebration Cape Board of Directors

(The preceding minutes were approved by the Architectural Review Board on July 17, 2023)

[Addendum A]

Color Palette/Guideline Group Progress Report July 5, 2023

At the request of the HOA Board, a group of four individuals from the community was formed to try to develop a color palette for Celebration Cape. They are Larry Ferris, Susan Dyszel, Shannan O'Brien and Tom Funk. They began meeting in May of 2023.

Following up on a community suggestion to use the services of a color professional, the group contacted Kayla Lauro, who is the Commercial, Condominium & HOA Specification Account Executive for the Sherwin-Williams Company. Kayla visited Celebration Cape on May 2, 2023 to get a feel for the community. We provided Kayla with a list of the house colors that had been previously approved by the ARB between 2017 and 2023, as well as the original DR Horton color list and the current colors of the Cottage homes. Based on that walk-through, Kayla sent us on May 8, 2023 with a selection of house colors with associated trim and front door colors using the standard Sherwin William template.

The group met to consider the options presented, eliminating some base colors and adding a few that already exist in the community. This was an iterative process and the final revised color options were finalized on 6/1/23. During the same time period, the guidelines document underwent two revisions by the group to arrive at the draft version that accompanied the color options that was distributed to the community on 6/4/23.

We requested that everyone in the community provide comments on the proposed color palette and the guidelines document. The group wishes to thank the 21 households who responded by email. Of those 21, we received 5 that supported the color palette and 4 that provided comments or suggestions on the guidelines document. Your comments both positive and negative have been tabulated and are being seriously considered. Due to vacation schedules and illnesses, the review of the comments took longer than expected. The group met on July 2, 2023 to review the community input.

Next Steps for the Process

The group will be meeting on July 8, 2023 to further revise the guidelines document to reflect the community input. A revised color palette will be presented to the community first through email and then at an open meeting prior to any recommendation for final approval by the HOA Board of Directors.

The group asks for your patience and continued participation in the process.

Larry Ferris, Susan Dyszel, Shannan O'Brien, Tom Funk

July 5, 2023