

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

ARCHITECTURAL REVIEW BOARD

June 5, 2023 • 6:00pm

Held at: #287 Driveway

MEETING MINUTES

1. CALL TO ORDER

Larry Ferris (Board of Directors Vice President) called the meeting to order at 6:00pm.

2. CERTIFYING MEETING QUORUM

Quorum was established with Susan Dyszel, Larry Ferris and Linda Foreman present.

3. PROOF OF NOTICE OF MEETING

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

4. OPEN FORUM / OWNER COMMENTS

Questions were raised about the pending changes to the Architectural Guidelines and proposed house paint color palettes. Members of the Architectural Guidelines Review Committee provided background information and status updates on the current process. Owners have been asked to provide input on the proposed guidelines and house painting color schemes.

5. PRIOR MINUTES

Motion to approve the May 15, 2023, meeting minutes. Motion made by S. Dyszel, seconded by L. Foreman, with all voting in favor. Motion carries 3-0.

6. NEW BUSINESS

- a) ARM submitted by CORTES (#247). New shingled roof ("Natural Timber"). Motion to approve made by S. Dyszel, seconded by L. Foreman, with all voting in favor. Motion carries 3-0.
- b) ARM submitted by KIRVES (#155). New shingled roof ("Resawn Shake"). Motion to approve made by S. Dyszel, seconded by L. Foreman, with all voting in favor. Motion carries 3-0.
- c) ARM submitted by SIMON (#167). Gutters and downspouts ("white") along north side of roof edge. Motion to approve made by S. Dyszel, seconded by L. Foreman, with all voting in favor. Motion carries 3-0.
- d) ARM submitted by SIMON (#167). Replace soffit and fascia ("white") along west, south and east sides of roof edge. Motion to approve made by S. Dyszel, seconded by L. Foreman, with all voting in favor. Motion carries 3-0.
- e) ARM submitted by SIMON (#167). Landscaping and Paver Patio: install new paver patio (~16-1/2 feet deep) adjacent to rear of house; mahoe tree on west side of paver patio; clumping bamboo between existing rear planting beds; tree stump and plants to be removed from southwest planting bed, replaced with 3 Bougainvillea trees, fountain grass, dwarf Carissa, periwinkle vinca; add one row of red bricks along west side of driveway; add stones to all planting beds. Motion to approve made by S. Dyszel, seconded by L. Foreman, with all voting in favor. Motion carries 3-0.

7. NEXT MEETING

The next ARB meeting is scheduled for Monday, June 19, 2023, 6:00pm at #287 driveway.

8. ADJOURNMENT

Motion to adjourn the meeting. Motion was made by S. Dyszel, seconded by L. Foreman, with all voting in favor to adjourn the meeting at 6:27pm.

Respectfully submitted,

Linda Foreman, Secretary
Celebration Cape Board of Directors

(The preceding minutes were approved by the Architectural Review Board on July 5, 2023)