

CELEBRATION CAPE HOMEOWNERS' ASSOCIATION, INC.

ARCHITECTURAL REVIEW BOARD

May 1, 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, posted on CelebrationCape.org and on the park area signboard in accordance with Florida Statutes, Chapter 720 and the Association By-Laws.

4. OPEN FORUM / OWNER COMMENTS

- Larry Ferris stated that meeting notices and agendas are created by the person chairing the meeting and will be distributed as directed.
- Concerns were raised about the appearance of two currently vacant homes in the community (one is for sale and the other is for lease). It was noted that both properties have exterior maintenance issues that need to be addressed. Another question was asked about how much time will be given for homeowners to correct needed house repairs.
 - The Board realizes that some owners are still dealing with hurricane-related repairs, but also notes that the home maintenance compliance process will be restarted soon. Homeowners should evaluate their property for areas that need upkeep and take steps to properly maintain their homesite.
 - It is also important to note that the Board of Directors can only enforce the provisions that are contained in the Association's CC&Rs.
 - The focus group working to create guidelines for house painting met recently and is moving in a positive direction. Color palettes, owner input, and other ideas will be collected as part of this process, which could take several months to complete. The goal is to create guidelines that are acceptable to the entire community.

5. PRIOR MINUTES

Motion to approve the April 3, 2023, and April 17, 2023 meeting minutes. Motion made by Susan Dyszel, seconded by Linda Foreman, with all voting in favor. Motion carries 3-0.

6. NEW BUSINESS

- a) The submission of **HOUSE PAINTING ARMs is PAUSED until MONDAY, JUNE 19, 2023.**
The status of revised house painting guidelines will be evaluated at that time.
- b) ARM submissions for other home maintenance projects (e.g., landscaping) will continue to be accepted. Requests must be submitted directly to Tropical Isles. Completed ARM packets received by the Board by 4:00pm on the Friday before the meeting date will be included on the agenda.
- c) Meeting Notices and Agendas will be posted and sent out no later than 48 hours before the next scheduled meeting.
- d) Approved Meeting Minutes will be sent to Tropical Isles for recordkeeping purposes.
- e) Larry Ferris is the main point of contact for ARB issues. However, any member of the Board can assist a neighbor with completing ARB forms or answering a related question.

7. NEXT MEETINGS

The next ARB meeting is scheduled for Monday, May 15, 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 6:17pm.

Respectfully submitted,

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

(The preceding minutes were approved by the Board of Directors on May 15, 2023)