

Agenda for 7 July 2026 Meeting on Tuesday via Telecon starting 1830 (630 PM)

1. Attendance, ACC approval of 6 June 26 Minutes, and Resident Concerns. Please be prepared to vote on the updated ACC guidelines dated 14 July 26 (item 3a). The updated ACC Guidelines will be released prior to the meeting. The next opportunity for the Board to approve the ACC Guidelines is 14 July 26.

2. ARC Requests: (OPEN)

- a. 1900 Westley St. (Karem Fernandez), Date Received: 22 June 26. The homeowner wants to removed portions of their wooden fence and replace failing wooden posts to keep the existing wooden fence. (NEW Item)
- b. 1918 Bayshore Ct. (Kathy Fedoronko), Date Received: 14 April 26. The homeowner wants to remove the paved area of the parking pad that is overlapping their lot and replace it with grass. Additionally, they want the wheel stops moved to near the road so no one can park there. The Committee discussed this request and felt the Homeowner needs to apply for a permit from the City to get their approval before our Association should address this topic. The ACC has already ABSTAINED pending more information. The control number for this request is 1918BC-2026. (OPEN with Existing Exemption)

3. Topics for ACC Guidelines:

- a. Review and Approval of Draft ACC Guidelines, dated 14 July 26. (OPEN)
- b. Does the ACC need to add specifications for parking lot maintenance (wheel stops, blacktop, and striping). The HOA Board has deferred any discussions on parking in the HOA. The ACC will readdress the need for this policy. (TABLED)
- c. Artificial Turf: Does the ACC need to add specifications? (OPEN)

4. AMERITECH Notice of Violations (Yellow Tags): No Yellow Tag Report from AMERITECH received this month.

5. Drainage: Inspect Pond outflow area and weir system for debris. Check water flow from the pond into the park.

6. Other Items from ACC Members or Residents?

- a. A resident wanted to know if there are any concerns with the quality of GAF Timberline Ultra Shingles, color Shakewood, which are required. She expressed a concern presented by her roofing contractor the shingles had deteriorated in just 9 years? She was asking if any other ACC members were aware of this problem.

7. Next Meeting: 1 Aug 2026 (Saturday) starting 0930 at the Cabana