



NOTICE OF BOARD OF DIRECTORS' MEETING & WORKSHOP
Wednesday, July 2, 2025
6:00 pm
7845 Berkshire Pines Drive (CLUBHOUSE BALLROOM)
IN-PERSON MEETING & Via ZOOM

AGENDA

- 1. Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum**
- 2. Committee Reports**
 - a. ACC Committee
 - i. 7663 BPD – Roof Replacement – ACC Approved
 - ii. 7468 BPD – Window and Shutters – ACC Approved
 - iii. 7763 BPD – Lanai Extension – ACC Approved
 - iv. 7849 Stafford – Fence – ACC Disapproved
 - v. 7517 Lourdes Ct. – Tree Removal – Pending Further Verification
- 3. Brief Overview of Recent Concerns Related to ACC Recommendations and Agenda Protocol**
 - a. **Review of ACC Submission and Review Procedures**
 - i. Current ACC Modification Request (MR) application and submission process: from homeowner to property manager to ACC
 - ii. Verification process prior to inclusion on board agenda
 - iii. Communication gaps and opportunities for improved accountability
- 4. Discussion – Architectural Guidelines Specific to Villas**
 - a. Review of current ACC Guidelines as they apply to villa properties:
 - i. AC-7: Request last sentence be changed to “For villas with doors in front of the house, screened enclosure frame colors must match *attached villas*”
 - ii. AC-20: Garage (coach) lights: discuss rule “Garage (coach) lights for adjacent attached villas shall reasonably match and be approved by the ACC. The shape of the lights shall be approved by the ACC.”
 - iii. AC-21: Paver options for driveways of villa lots A-1 thru A-39. Discuss: “All owners in a villa must consent in writing to the color of the pavers as both villas must use the same color.”
- 5. Landscaping**
 - a. Tree removal and landscaping standard
 - i. Tree Removal Guidelines & Oak Tree Removal Form
 1. L-1: Discuss “Any plants that are removed must be replaced”
 2. L-5: Discuss “Along with the permission to remove the tree, the homeowner may be required to install a new acceptable tree located on his property in a location he designates and is approved by the ACC.”
 3. Common violations or inconsistencies in application review
 4. Consideration for separate or more detailed villa-specific guidelines
 - b. Timeline for finalizing proposed procedural and guideline changes
- 6. Announcements, if any**
- 7. Adjournment**

All members are entitled to speak for up to three minutes on any agenda item. Members may speak on agenda items a second time accordingly but only for up to one and a half minutes maximum and after all other members wishing to speak have done so.

Join Zoom Meeting Via: <https://zoom.us/join> or by Phone: 305-224-1968
Meeting ID: 537 849 8572
Passcode: 7845