



NOTICE OF BOARD OF DIRECTORS' & ACC WORKSHOP MEETING

Saturday, October 25, 2025

3:00 pm

7845 Berkshire Pines Drive (Clubhouse Ballroom)

In-Person & Via Zoom

AGENDA

1. **Call to Order, Roll Call of Directors, Proof of Notice, Establish Quorum**
2. **Agenda Item: Discuss Proposed Modification to ACC Guideline AC-7 – Screen Enclosure Roof Materials**

Objective:

To consider proposed changes to ACC Guideline AC-7, which currently prohibits the use of solid materials (e.g., aluminum, fiberglass) for screen enclosure roofs.

Current Guideline Language (AC-7):

"Screen Lanai framing shall be black, brown/bronze, or white with charcoal colored screening. Screening shall match the existing screening used here at the Shores. No solid materials (aluminum, fiberglass, etc.), in lieu of screening, shall be allowed. All screen house roof enclosures shall be screened. No solid roof panels shall be allowed. Building roof line shall not be modified or extended. For villas with doors in front of the house, screened enclosure frame colors must match."

Proposed Revision (Draft for Discussion):

Modify ACC Guideline AC-7 to allow for the use of **hard (solid) roof panels** for screen enclosures, subject to **specific to limitations and conditions** of materials, color, pitch, drainage, alignment with existing structures, and visual impact on neighboring properties.

An example of proposed changes to the current ACC, AC-7 guideline:

AC-7 Screen Lanai framing shall be black, brown/bronze, or white with charcoal colored screening. Screening shall match the existing screening used here at the Shores. No Solid panel lanai roof materials (must be aluminum Elite or structural insulated panels with baked on enamel finish (no shingles, canvas, corrugated fiberglass allowed, fiberglass, etc.), in lieu of screening, shall be allowed. Solid panel roof color must either be white, black, or brown/bronze only and must match existing trim colors. Facia and framing color must match home or approved accent color. Solid panel roof overhang must not exceed original lanai footprint. Gutters and downspouts must be integrated into the design plan and color must match already approved color. Height of roofline must align with the original lanai footprint or rear wall fascia and must not exceed base roofline. Screening on all sides of the lanai, except the solid panel roof, must be follow the ACC screen enclosure Guidelines. Not windows or solid panels are allowed in the screen enclosure attached to a solid panel roof. All screen house roof enclosures shall either be screened or screened with an approved solid panel lanai roof. All screened lanais, with or without solid panel roofs, are required to have attached to the ACC MR application a copy of a licensed engineering study. A copy of the Collier County Code building permit, a copy of the contractor's workman compensation certificate, a copy of the licenses and insurance for the contractors and these shall be verified by the management company. An engineering plan for the foundation. All of the plans must strictly adhere to all county, state and federal laws pertaining to the submitted plans. For villas with doors in front of the house, screened enclosure frame colors must match the screening of front of neighboring attached villa.

3. **Purpose of Proposed Change:**

To provide homeowners with additional flexibility and durability in enclosure construction while maintaining the aesthetic standards and architectural harmony of the community.

4. **Workshop Goal:**

Discuss potential benefits, concerns, and any appropriate limitations for allowing solid roof panels on screen enclosures. Gather community input is encouraged to help guide the drafting of any proposed changes to the current language and design standards.

Adjournment