HOA of Lynn Lake Meeting Minutes

Date: April 12, 2018 6:06-8:00pm Location: Hillsborough County Sheriff's Office District III 7202 Gunn Hwy Tampa FL 33625

Meeting was advertised and posted at Lynn and Anderson Rd billboard signs, as well as community website.

Board members present: Kathi Saputo-Board president, Irene Perez-Vice president, Nhan Nguyen-Treasurer, Tina Sage-Secretary

Murray McGilveary-ENSUVI Property Management Inc

Meeting to call at 6:06 p.m.

- I. Review of Robert's rules protocol: "Adopting rules and regulations"
- II. Board president noted that after legal consult, the board should create and adopt for the first time an "Architectural Standards and Guidelines" since an Architectural Review Committee has been in place. The current governing documents are vague, designed more for the original developer and the ARC guidelines would allow for more descriptive details as to what the governing documents are saying.
- III. Property manager noted that the Arc guidelines can either be emailed or mailed
- IV. Board president noted that the board members will go through the ARC guidelines to approve, Lawyer will draft the final copy, and then it will be recorded by the county.
- V. Board president read out loud each of the guidelines, section by section and board members approved or motioned to modify each section.
 - 1. Page 4: Exhibit A: ARC Change Request Form was passed around for community members present.
 - 2. Page 5: number 6 shall read: NO ACCESS THROUGH COMMON AREA WILL BE ALLOWED.
 - 3. Page 5: Exhibit C: Approved Paint Color Schemes list was passed around for community members present.
 - 4. Page 6: Exhibit B: Interior Curved lots illustration was passed around for community members present.
 - 5. Page 6: motion to remove the word "turf" from last paragraph under "Landscaping/Property Maintenance" as it is redundant ("turf grass").
 - 6. Page 7: motion to remove the word "turf" and leave it to be "grass".
 - 7. Page 7; section A. motion to make lawn height no higher than 6 inches rather than 5 inches as listed in draft.
 - 8. Page 7: motion to remove sentence in section C that states "If plantings are found detrimental to the community, homeowners may be required to abate the problem".

 Page 8: section F - remove the word "unit" and state "The ARC reserves the right to demand that the lot owner removes the obstructing tree or bushes at the owner's expense as "unit owner" is redundant.

10. Page 8: section H- Artificial items needs to be submitted to the ARC committee for

approval

- 11. Page 8: section I-motion to remove "no bare ground" and state "Sand and seashells are permissible for decorative purposes only and prohibited to be used in lieu of grass.
- 12. Page 9: section B 3. Add the word "wood" to Composite (wood) material.
- Page 10: section H- discussion of whether pool or retaining wall needs to match body of house or can be an earth tone that compliments house color.
- 14. Page 11: VI Additional modifications section B- motion to remove second sentence that states "All installation of security bar doors and storm doors require prior approval of the ARC" because security bar doors are not permitted.
- 15. Page 11: VI Additional modifications section D- 4th sentence shall read "In addition, structures must fit within a 12 foot by 12 foot area located at the rear of the property".
- 16. Page 12: section H- last sentence shall read "The gutters must be white" (remove downspouts as they can match the body color of the house).
- 17. Page 12: section H- third paragraph, sentence five shall read "Owners may obtain paint at Sherwin Williams...". Add Sheldon road location and community member noted that community members of Lynn Lake can ask about a contractor discount.
- 18. Page 13: motion to remove section 13 about clotheslines.
- 19. The following revisions were discussed among board and community members after the ARC guidelines were reviewed and modified:
- a. Oak trees and other trees that reach 20 feet + are not permitted between the sidewalk and street due to roots and the damage they can cause to mailboxes and sidewalk. "If roots of a tree damage adjoining property, then owner will be held responsible for the damage".
- b. Question about tree limbs and what is permissible to cut.
- c. Discussed adding needing a final signature from ARC after project is complete.
- d. Reiterated that the community will need to vote on whether fences are to be allowed on the lake front properties as well as watercraft egress/ingress

Meeting adjourned at 8:30 p.m.