

# DRB Committee Mtg Minutes, July 8, 2024

The meeting was called to order at 6:30 pm by Nancy Barone

Quorum Reached: Nancy Barone, Laura Grim and Kim Davenport.

**CC&Rs = Covenants, Conditions & Restrictions (KV Single Family Deed Restrictions)**

**All Construction material (dumpster, sand and pavers, etc) must be stored on Residential Property and NOT in the street, sidewalks or common areas. Materials and/or unhitched dumpsters left in the street are subject to be towed.**

**2515 Big Pine Dr – Approved** - Roof. Landmark GAF, Asphalt Shingles, Color Thunderstorm Gray. White or Black Drip Line.

**1909 Blue River Rd - Approved** - Windows. Install hurricane impact windows by Anderson Renewal. Same style as existing, double hung, white frame. No grids.

**2640 Eagle Crest Ct – Approved** - Replace front glass doors with solid (no glass) plank arch panel high impact doors. Door to be painted dark brown color such as Seal Skin (SW7675).

**2645 Eagle Crest Ct – Approved** – Windows. Replace full house windows and sliding glass back door with PGT WinGuard High Impact hurricane triple pane glass. Same style, white frames. No grids.

**1953 Fern Ridge Ct – Approved** - Exterior Paint. Group #18. Body Attitude Gray SW7060; Trim Gossamer Veil SW9165, Door Fiery Brown SW6055. Garage doors to be painted body color.

**2235 Indian Key Dr – Approved** – Roof. GAF Timberline HDZ, Asphalt Shingles, Color Oyster Gray. Drip line Black or White.

**2606 Jays Nest Ln – Approved** – Windows & Doors. Replace Windows and Sliders with hurricane impact windows, white frames. No grids. Replace Front Entry door and side light and pool door. New front door is required to be same paint color as door being replaced.

**2646 Jays Nest Ln - Approved-** Replace Sod, front and back w/St Augustine grass. Update existing front garden with border and ground cover. Replace plantings w/foxtail ferns, bromeliads, liriopse and blue daze. Add 5-6 Christmas palms, bottle palms or foxtail palms around back and back side yards along with small plantings, ground cover and border. Add river rock and stepping stones on left side area with border behind fence. Front yard existing palm will stay.

**2646 Jays Nest Ln – Pending** – Paver Patio, Walkway and Pergola. Install a 10x20 (220 sq ft) paver patio in rear yard with 20x3' (60sq ft) paver walkway from house to Pergola. Install 100% Cedar Wood 10x20 (enhanced strength for high winds) in backyard. Color: Natural Cedar. Pergola requires a Pasco County permit, footings and anchors. **Pending:** Homeowner will apply for a permit for the Pergola and provide a copy to the Design Review Board for final review.

**1901 Oswego Dr – Approved with Conditions - Fence.** Install 6' White Vinyl fencing to enclose front, side and back yard. Fencing to be set at least 10' back from front of home with 6x5' walk gates on each side. **Conditions:** In addition to above, Fence will be installed on side and rear property lines and should continue in a straight line from the sides of the home to the side property lines.

**1901 Oswego Dr – Rejected** - Exterior Paint. Body Ecological (S380-6 Behr); Trim Light Buff SW0050; Door Fiery Brown SW6055. **Reason for Rejection:** Not approved HOA combined colors. The home has been painted non HOA approved colors. Please select a group #1 - #35 as shown at the Club House or on Sherwin Williams HOA KV Single Family group colors and resubmit

**1901 Oswego Dr – Approved** – Roof. IKO Dynasty, Asphalt Shingles, Color Castle Gray. Drip Line White or Black. Replace Garage Sconces, decorative design and color black.

**1940 Oswego Dr – Rejected** - Exterior Paint. Group #21 Body Livable Green SW6176; Trim Extra White; Door Evergreen Fog SW9130. **Reason for Rejection:** Trim color selected is not part of HOA approved Group Color #21.

**1945 Oswego Dr – Approved** – Windows. Replace existing windows and slider door with hurricane impact windows and slider. Exterior frames to be White.

**2707 Ravendale Ln – Approved** - Roof. Owen's Corning, Asphalt Shingles, Color Driftwood. Drip Line Black or White.

**2645 Seagrass Ct - Approved** - Exterior Door. Replace exterior back entry door with high impact 6 panel solid door. Color white or painted house body color.

**2718 Tidal Creek Ct – Approved** - Roof. Tru Def, Duration, Asphalt Shingles, Color Estate Grey. Silvers Finest Roofing. Drip Line to be white or black.

Meeting Adjourned @ 7:35

Next meeting: Aug 12, 2024 @ 6:30 pm