

# DRB Committee Mtg Minutes, September 9, 2024

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

Quorum Reached: Nancy Barone and 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.**

**2654 Banner Stone Ct - Approved** - Driveway. Sherwin Williams HC141 Cemented Deal or HC133 Bombay stain on driveway.

**2447 Big Pine Dr – Approved** – Exterior Paint. Repaint front entry door. Fired Brick SW6335.

**2447 Big Pine Dr – Approved With Conditions** – Fence. **Conditions of Approval:** Back yard 4' fencing to be replaced with 6' White Vinyl Privacy fencing with one transition piece from 6' down to the 4' existing fencing on the street side, while maintaining current setback. Reduce the amount of existing 4' fencing on the left front street side by bringing the fencing towards the back of the home, but no further back than 2' after the 2<sup>nd</sup> window from front of the home. An up to 4'x5' walk gate may be added on the front left side.

**2451 Big Pine Dr – Approved** - Lanai. Install full screened enclosure (38'L x 13.5') with two doors on existing concrete slab attached to back of home . White frame and gutters. Screen color charcoal.

**2451 Big Pine Dr - Approved** - Exterior Paint. Group #20. Body Silvermist SW7621; Trim Extra White SW7006; Door Attitude Gray SW7060; Shutters Attitude Gray SW7060. Garage doors to be painted body color.

**2451 Big Pine Dr – Approved With Conditions** - Landscape and Paver Walkway.

**Conditions of Approval:** On left side yard install an underground drainage system from rear yard continuing along side yard to the street. Install a 39'L x 2.5'W paver walkway from the driveway to the back gate, leaving 1.5' for underlayment cloth and stones along the house side and leaving 1' of grass on outer side of the pavers near the swale line. Additional pavers (2.5'L and 1.5' wide may be used on each side of the air conditioner for outdoor generator. Paver multi color gray/beige/white, charcoal as provided in application.

Install front yard paver walkway 3' wide from front entryway curving across existing front garden curbing but then reducing to a 2' walkway after curving around the right side of property to the fence (10'L x 2'W). Add front right and left side gardens no closer than 10' up from the front of the property. To Include, Robellini/Pygmy Palms, Bird of Paradise and Crotons along with added existing garden plants as described on the landscape plan.

Replace garage carriage lights, color Black.

**2752 Big Pine Dr – Approved** - Roof. Owens Corning, Protection roofing system, Asphalt shingles, Color Williamsburg Gray. Drip Line Black or White.

**2714 Dolphin Watch Ct – Approved-** Exterior Paint. Resubmitted. Re-paint garage door body color. Colonnade Gray (SW7641).

**2518 Eagle Crest Ct – Approved** – Windows. Replace whole house windows and sliders with hurricane vinyl impact windows. Same style. White frames with and without grids.

**2601 Eagle Crest Ct – Approved** – Roof. Owens Corning Duration, Asphalt Shingles, Color Black. Drip Line Black.

**2611 Eagle Crest Ct – Approved** – Roof. Owens Corning Duration, Designer series, Asphalt Shingles. Color Oakridge Driftwood. Drip Line White.

**1940 Fern Ridge Ct – Approved** – Owens Corning Tru Definition, Asphalt Shingles, Color Driftwood. Drip Line Black or White.

**2606 Jays Nest Ln - Approved** - Exterior Paint. Group # 13. Body Light French Gray SW0055; Trim Pure White SW7005; Door Riverway SW6222. Garage doors to be painted body color.

**1901 Oswego Dr - Approved** - Exterior Paint. Group #11. Body Foothills SW7514; Trim Bungalow Beige SW7511; Door Urban Bronze SW7048. Garage doors to be painted body color.

**2811 Ravendale Ln – Approved** - Windows. Replace 5 windows and 2 sliders with hurricane impact resistant windows and sliders. Same style as existing. White frames/no grids.

**2640 Tidal Creek Dr – Approved** – Replace back French doors with Protec sure max vinyl Impact slider. White frame, no grids.

**2628 Timacqua Dr – Approved** – Sod. Replace front lawn using St. Augustine sod.

**2325 Wood Pointe Dr – Approved** – Replace back entry door with ‘hurricane impact resistant’ full light entry door. Color white.

Meeting Adjourned @ 7:20 pm

Next meeting: October 14, 2024 @ 6:30 pm