

## MARCH 19, 2026 MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE FOR THE GROVE

ARC Members present: Shirle Mabie, Jan Garland and Marge Lashay

The Grove Board Members present were: Dana Delzio, Robert Chimento and Marjorie Tousignant

The purpose of this meeting was to discuss updating the ARC Guidelines concerning the rules, application and restrictions for tree removal. Meeting was called to order at 6:58 P.M.

Robert Chimento provided two handouts to those present. The first typed handout was design review criteria regarding general tree preservation and responsibility. This document outlined specifics for site planning and vegetation protection, grading and tree protection, tree removal and replacement rules, required tree planting standards, recommended tree species, tree maintenance requirements, construction phase tree protection and prohibited actions. It was suggested that this document be summarized into “what you can and cannot do” with trees.

The second handout presented were the Lake County Municode Codification 9.02.00 – Tree Protection which included the 2025 Florida Statute 163.045 regarding tree pruning, trimming, or removal of a tree on residential property. It was recommended that The Grove adopt the Lake County guidelines for the removal and preservation of trees. When a tree is removed that the tree be replaced and that a minimum of three (3) trees are maintained on the property. This coincides with the Lake County specified minimum canopy tree requirements for lots which are the minimum and maximum size of 6,001-10,000 square feet to which The Grove lots fall under.

The members then opened for discussion to modify The Grove ARC rules and regulations regarding tree removal and replacement on the current ARC information to reflect specific guidelines for the request for removal of a tree by a Grove resident on their property. It was agreed by the ARC committee members that these modifications will be discussed at the next board of directors meeting scheduled for April 7<sup>th</sup> at which time any changes to the rules and regulations will be voted on by the board members.

The new rules will be the importance of getting in writing from an arborist the condition of the tree that would specify the health of the tree, and whether it warrants removal or not will be stressed in the new rules. Each application for tree removal will be carefully considered by the ARC Committee prior to any approval. It was suggested that a link be added to The Grove website to the Lake County governing rules for tree removal and replacement.

It was then discussed that any homeowners who then obtains written verification that a tree is diseased or a hazard by an arborist prior to tree removal present to the Board a copy of the license and liability insurance of the business they hire to remove the tree. Any damage to adjacent property by heavy equipment or in the process of tree removal will be the sole responsibility of the homeowner.

One final matter that was discussed was bringing the ARC Committee back to five (5) members. Article V 5.1.1 states the Board shall appoint Members to the ARC. The current ARC Committee members made suggestions and the process of soliciting for additional members will go forward.

Meeting was adjourned at 8:09 P.M.