

AUGUST 18, 2021 MEETING OF THE ARCHITECTURAL REVIEW COMMITTEE FOR THE GROVE

Members in attendance: Shirle Mabie, Stephanie Yost and Bob Chimento

HOA board members in attendance: Dana Delzio, Lonnie Prater, Dennis Holden, Marjie Tousignant

First order of business: the need for a chair person for the ARC committee. Dana suggested a member of the board of directors become the temporary head of the ARC. Bob Chimento volunteered to head the ARC on a temporary basis.

Dana Delzio discussed the need to recruit new members. The communication for the ARC members is ARCthegrove@gmail.com. Shirle Mabie stated that having the forms for pick-up and drop-off at the guardhouse has been working and the guards have been calling committee members when forms have been dropped off. It was also suggested that a color palette for approved home exterior colors be provided when a resident would like to change the paint color of the home. This was due to a recent incident where a homeowner had inquired at another house in The Grove what their paint color was. It ended up not really being appropriate for her home, yet the ARC could not say it was not an approved color due to the fact another home in The Grove has been painted that exact color. Shirle Mabie went back to the homeowner to help her pick out a more appropriate color to match her roof and trim to which the homeowner was receptive and relieved. Dennis Holden stated that due to the fact that any paint color needs ARC approval, that providing a color palate would not be necessary. Compiling a color palette is still on the table.

Lonnie Prater would like to see the ARC become more involved in sighting and reporting properties that need to come into compliance with the aesthetics of the community. Lonnie explained to the ARC committee the process which Sentry management uses when sending and monitoring violation notices. Dana Delzio and Lonnie also thought perhaps it would be a good idea for a member of the ARC to ride with Donna Applegate of Sentry management when she drives the community looking for compliance issues and compiling notifications to owners who need to address issues with the appearance of the exterior of the property.

Shirle Mabie brought up the issue of making more clarification as to what is allowed and what is not as far as house paint colors, lawn ornaments and landscape changes. It was pointed out that two large religious statues were placed in the front lawn of a newly purchased home. It was decided that this would not be approached at this time, but they would like to see a revision in the Grove Rules and Regulations that specifically address any restrictions on lawn ornaments, any flags other than the American Flag or expressions that make a political statement.

Lonnie Prater encouraged ARC committee members to attend any regular meeting of the board of directors and express any issues or concerns.

Unfinished Business:

Donna Applegate is to be contacted to see if we need approval for any new guidelines prior to making changes for what is allowed as stated above. Also, does the ARC have the authority to approve an exterior house color even if there is another home in The Grove painted previously with a color that may or may not have had prior ARC approval in the past and will that house color now be grandfathered in.

Charging owners a deposit when they want to undertake a construction project on their home such as extending a lanai, installing a pool or other projects that could possibly do monetary damage to a common area.