

MEETING MINUTES
LAKE SAWYER SOUTH COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW BOARD

Date: April 28, 2026
Time: 5:30pm
Location: Pool

CALL TO ORDER

5:30pm

ESTABLISHMENT OF QUORUM

Shannon Boe	-	Present
Katrina Christiano	-	Present
Brian Curnow	-	Present
Mike Moran	-	Present
Crystal Bernhard-Converse		Absent

MEETING NOTICE: Notice has been posted on website 48 hours prior to meeting. Statutory requirements were satisfied.

APPLICATION REVIEW:

Member votes: (APPROVED – DENIED – APPROVED W/ CONDITIONS)

18369 8128 Jailene Dr (Ext Paint)	Denied (4,0) paint scheme is not correct. Not one of the new 2024 schemes.
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18605 12867 Woodmere Close Dr (Landscape)	Denied (4,0) no landscape plan was attached to the application
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18683 13727 Darchance Rd (Gutters)	Approved (4,0)
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18688 13727 Darchance Rd (Window Repl)	Approved (4,0)
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18767 7506 Colbury Ave (Ext Paint)	Approved (4,0)
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18799 7313 Derexa Dr (Ext Paint)	Approved (4,0)
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18819 8104 Jailene Dr (Roof)	Approved (4,0)
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18821 8104 Jailene Dr (Gutters)	Approved (4,0)
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18926 13402 Riggs Way (Landscape)	Denied (4,0) mulch alone is not landscaping. Homeowner must replace plants that they removed.
18939 7212 Halton Ct (Garage Lights)	Denied (4,0) Lights installed by homeowner do not match the community's aesthetics.
18941 7212 Halton Ct (Ext Paint)	Denied (4,0) repainted home without approval in a color scheme that has not been approved for the community.
18994 13253 Vennetta Way (Fence)	Approved (4,0)
19032 12906 Vennetta Way (Stucco Repair)	Denied (4,0) more information is needed regarding the repair and how it will be completed.
19034 12906 Vennetta Way (Shutter)	Denied (4,0) no information was given regarding the replacement shutter.
19104 7827 Brofield Ave (Ext Paint)	Approved (4,0)
19115 7531 Tattant Blvd (Ext Paint)	Approved with the Condition (4,0) that they choose one accent color to be used. Garage door and front door must be the same color.
19152 7531 Brofield Ave (Fence)	Denied (4,0) the setback on the left side of the house is not a minimum of 15'. Homeowner is not considering that the front porch line does not extend over to the garage wall. The gate must be 15' setback from the garage wall itself.
19377 7538 Brofield Ave (Landscape)	Approved (4,0)
19456 13306 Jervey St (Roof)	Approved (4,0)
19587 13211 Roskin Ln (Tree Remove)	Approved (4,0)
19718 7548 Tattant Blvd (Garage Light)	Approved (4,0)
19768 7271 Londale Blvd (Ext Paint)	Approved (4,0)
19789 13252 Vennetta Way (Ext Paint)	Denied (3,1) The application was unclear if the homeowner is going to repaint the home with the 2024 scheme selected or if they are simply finding a scheme close to what they used.

19835 13544 Riggs Way (Ext Paint) attached to the application.	Denied (4,0) No diagram
19837 13302 Roxboro Rd (Landscape) incomplete. Not specific on what their intention is.	Denied (4,0) Application was
19894 12867 Woodmere Close Dr (Gutters)	Denied (4,0) "white" is not a specific color. Please see ARB Guidelines for the specific white color to be used.
19904 12867 Woodmere Close Dr (Ext Paint) attached to the application.	Denied (4,0) No diagram
20137 7418 Tattant Blvd (Roof)	Approved (4,0)
20201 7727 Fairgrove Ave (Ext Paint)	Approved (4,0)
20301 7514 Brofield Ave (Landscape)	Approved (3,0)
20382 13232 Strode Ln (Landscape) incomplete and did not reflect on the scope of work already done.	Denied (4,0) The application was
20443 7361 Colbury Ave (Other) the gazebo can be seen from common area. See ARB Guidelines page 20 and Art. X, Sect 28 of the Documents and Section 720.3045 Florida Statutes.	Denied (4,0) The covered roof of
20455 13234 Vennetta Way (Ext Paint) incomplete – no diagram was included	Denied (4,0) Application was
20602 13991 Darchance Ave (Roof)	Approved (4,0)
20632 7560 Tattant Blvd (Entry Door) that they choose the white door as stated in the application.	Approved with the condition (4,0)
20659 13241 Vennetta Way (Ext Paint) submitted is not an approved scheme. Please look at the 2024 schemes for a new color.	Denied (4,0) Color scheme
20660 8038 Jailene Dr (Ext Paint)	Approved (4,0)
20671 13314 Roxboro Rd (Landscape) was missing from the application like the type of grass that is to be planted.	Denied (4,0) Specific information
20789 13243 Roxboro Rd (Ext Paint)	Approved (4,0)

20790 13604 Darchance Rd (Ext Paint) Denied (4,0) No diagram was attached to the applicaton showing where the colors are to be used.

Application Summary

Received: 40

Approved: 19

Approved with Condition: 2

Denied: 19

Other Business

Meeting Adjourned:

7:15 pm