

MEETING MINUTES
LAKE SAWYER SOUTH COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW BOARD

Date: June 29, 2026
Time: 5:30pm
Location: Pool

CALL TO ORDER

5:30pm

ESTABLISHMENT OF QUORUM

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

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)

22364 13252 Vennetta Way (Landscape) were never provided.	Denied (3,0) requested photos
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22971 13302 Roxboro Rd (Ext Paint)	Approved (3,0)
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22988 13265 Vennetta Way (landscape) incomplete in providing the details of where the proposed hedge running to the county sidewalk would be planted and how it would match up to a walkway that has been installed without ARB approval.	Denied (3,0) application was
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23142 7522 Derexa Dr (Gutters)	Approved (3,0)
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23160 7430 Tattant Blvd (Landscape)	Approved (3,0)
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23202 7206 Londale Blvd (Ext Paint) that they are trying to use is not an approved scheme for the community.	Denied (3,0) The color scheme
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23222 13243 Charfield St (Roof)	Approved (3,0)
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23237 7313 Colbury Ave (Landscape)	Denied (3,0) Application did not include detailed information about the actual tree replacement that they are planning on using.
23269 7522 Derexa Dr (Walkway)	Approved (3,0)
23736 13232 Strode (Turf)	No vote was recorded. Seeking advice from attorney regarding the application and their current situation with a hedge instead of a fence.
23737 13232 Strode (Landscape)	Denied (3,0) The photos received with the application does not show the walkway that has been installed, the style and color of pavers and the dimensions.
23826 13232 Strode (Landscape)	Approved (3,0)
23287 13232 Strode (Other)	No vote was recorded. Seeking advice from attorney regarding the application and their current situation with a hedge instead of a fence.
23962 7772 Brofield Ave (Landscape)	Approved (3,0)
23968 7519 Brofield Ave (Ext Paint)	Denied (3,0) No specific color was indicated in the application. Upon further investigation the color of the front door is SW 7602 Indigo Batik
23969 7519 Brofield Ave (Roof)	Approved (3,0)
24201 7524 Colbury Ave (Landscape)	Approved (3,0)
24113 7213 Halton Ct (Pool)	Approved with Condition (3,0) that the homeowner submits a separate application for the screen enclosure mentioned as part of the project.
24246 7712 Brofield Ave (Pool)	Approved with Condition (3,0) that the homeowner submits a separate application for the screen enclosure mentioned as part of the project.
24254 7212 Halton Ct (Roof)	Approved (3,0)
24288 13408 Riggs Way (Ext Paint)	Denied (3,0) Incomplete application - no diagram was included in the application as per instructions.

24300 13936 Darchance Rd (Ext Paint) Denied (3,0) The colors requested for the garage door and front door are not part of the current scheme of the home which is P15 painted in 2018.

24311 13253 Vennetta Way (Tree Removal) Denied (3,0) The tree has already been removed prior to submission of the application and the stump was left – visible from the street. The home does not have a tree in either the front or side yards and so a replacement tree must be included in the application.

24335 7537 Tattant Blvd (Roof) Approved (3,0)

24343 7537 Tattant Blvd (Ext Paint) Approved with Condition (3,0) that the homeowner uses SW 6153 for the soffits and fascia not the accent color of 2807.

24345 7537 Tattant Blvd (Ext Paint) Application removed per homeowner

24354 13234 Vennetta Way (Ext Paint) Approved (3,0)

24573 12867 Woodmere Close Dr (Ext Paint) Approved (3,0)

24574 12867 Woodmere Close Dr (Landscape) Denied (3,0) Incomplete application. The application did not provide a diagram of the landscape bed that they are proposing to install or any specific information regarding the wood that they intend to use or the color (stain or painted).

24679 7361 Colbury Ave (Ext Paint) Denied (3,0) Application had conflicting information regarding the color that is to be used. The application has a number that is different from the sample attached of 7533 (Fragile Beauty)

24715 13263 Strode Ln (Roof) Approved (3,0)

24980 13997 Darchance Rd (Landscape) Approved (3,0)

Application Summary

Received: 32

Approved: 15

Approved with Condition: 3

Denied: 11

Held Over: 2

Removed: 1

Other Business

Meeting Adjourned:

6:42 pm