

MEETING MINUTES
LAKE SAWYER SOUTH COMMUNITY ASSOCIATION
ARCHITECTURAL REVIEW BOARD

Date: May 26, 2026

Time: 5:30pm

Location: Pool

CALL TO ORDER

5:32pm

ESTABLISHMENT OF QUORUM

Shannon Boe	-	Present
Katrina Christiano	-	Absent
Brian Curnow	-	Present
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)

21257 13555 Riggs Way (Roof)	Approved (4,0)
21258 13555 Riggs Way (Gutters)	Denied (4,0) Color of the downspouts cannot be Alabaster but the body color of the home or Pure White (SW 7005)
21330 13302 Roxboro Rd (Landscape)	Approved (4,0)
21331 13302 Roxboro Rd (Ext Paint)	Denied (4,0) Resubmit an application using one of the new color schemes. Per the ARB Guidelines, the ARB can deny repaints of homes.
21429 8128 Jailene Dr (Ext Paint)	Deleted application from system.
21434 8128 Jailene Dr (Ext Paint)	Approved (4,0)
21496 7522 Derexa Dr (Walkway)	Denied (4,0) Incomplete application. Information regarding the walkway's width, the placement of the walkway were not part of the application.

21498 7522 Derexa Dr (Gutters)	Denied (4,0) Application was missing information about the color of the new gutters to be installed.
21536 7430 Tattant Blvd (Landscape)	Denied (4,0) Incomplete application regarding the plants to be used as well as the type of grass.
21561 13544 Rigs Way (Ext Paint)	Approved (4,0)
21599 13310 Charfield St (Roof)	Approved (4,0)
21673 7906 Jailene Dr (Roof)	Approved (4,0)
21831 13252 Vennetta Way (Fence)	Denied (4,0) The fence has already been installed with the incorrect set backs. Homeowner indicates that he will resubmit an application with the correct measurements.
22024 7984 Brofield Ave (Other)	Approved (4,0) Installation of playground equipment in a backyard that is not fenced and that the equipment can be seen from street view.
22111 12867 Woodmere Close (Gutters)	Approved (4,0)
22222 13604 Darchance Rd (Ext Paint)	Approved (4,0)
22363 13252 Vennetta Way (Ext Light)	Denied (4,0) The uplighting on the columns on the front of the house are not allowed.
22363 13252 Vennetta Way (Landscape)	Hold until next meeting. The homeowner is to provide pictures of the landscape plan to the committee for the next meeting.
22365 13252 Vennetta Way (Ext Paint)	Denied (4,0) Not an approved color scheme
22366 13252 Vennetta Way (Other)	Denied (4,0) the wooden roofed pergola.
22387 13243 Roxboro Rd (Gutters)	Approved (4,0)
22498 13253 Vennetta Way (Ext Paint)	Approved (4,0)
22509 7531 Brofield Ave (Fence)	Approved (4,0)

22526 13408 Riggs Way (Ext Paint) Denied (3,1) Incomplete application – the diagram of where the colors were to be used was missing from the application.

22542 7313 Colbury Ave (Landscape) Denied (4,0) The application needs to include the information about a tree replacement somewhere in the front of the home.

22591 7417 Colbury Ave (Other) Approved (4,0) The addition of Florida glass to their screening.

22611 13234 Vennetta Way (Ext Paint) Denied (4,0) Incomplete application – the diagram of where the colors were to be used was missing from the application.

22616 7522 Derexa Dr (Other) Approved (4,0) the addition of roof vents on their garage

22746 13302 Roskin Ln Remove – duplicate application

22752 13302 Roskin Ln (Ext Paint) Approved (4,0)

22753 7906 Jailene Dr (Ext Paint) Denied (4,0) Incomplete application – the diagram of where the colors were to be used was missing from the application.

22830 7206 Londale Blvd (Ext Paint) Denied (4,0) Incomplete application – no photo or diagram indicating where the colors are to be located.

22854 7772 Brofield (Landscape) Denied (4,0) Homeowner must have at least one replacement for the removal of the 2 palms.

22873 7361 Colbury (Ext Paint) Denied (4,0) Garage door is white and needs to be painted either the body, trim, or accent color of the home.

22890 7460 Colbury (Ext Paint) Denied (4,0) Incomplete application – not an approved color scheme.

Application Summary

Received: 35

Approved: 15

Approved with Condition: 0

Denied: 17
Held Over: 1
Removed: 2

Other Business

Meeting Adjourned:
7:07 pm