MENTONE CLUSTER DEVELOPMENT OWNERS ASSOCIATION, INC.

Architectural Review Committee Meeting Minutes

July 15, 2010

With a quorum present, the July 15, 2010 meeting of the Mentone Architectural Review Committee was called to order at 6:30 pm by President Dave Jenkins in the Mentone Recreation Pavilion.

<u>Members Present:</u> Dave Jenkins (President), Karen Ledee (Treasurer), Alan Tilly (Secretary)

<u>Members Absent:</u>   Angela Lounds-Singleton (Vice President), Patsy Murray

<u>Florida Community Management Staff Present:</u> Kelly Burch

<u>Consideration of minutes:</u> Motion to approve June 17, 2010 minutes made by Jenkins. Second by Ledee, approved unanimously.

<u>Agenda items:</u>

Drew and Holly Dabney, 6525 SW 80th Street for an already existing shadow box fence installed within the last 6 months without ARC approval. No owner representatives present. Discussion on fences in general. Motion by Jenkins to approve with notes. The back fence is board on board making this request approvable, future requests shall be made for any additional improvements covered in the covenants. Second by Ledee. Approved unanimously.

Mustafa Khan, 6535 SW 80th Street for existing fence recently installed that is non-shadow box. No owner representatives present. Motion by Jenkins to approve with notes. The back fence is board on board making this request approvable, future requests shall be made for any additional improvements covered in the covenants. Second by Ledee. Approved unanimously.

Al Tilly, 6747 SW 81st Terrace for landscape modifications. Applicant presented a survey copy with hand drawn landscape modifications shown. Applicant explained the proposal. Short discussion followed. Motion to approve by Jenkins. Second by Ledee. Vote to approve by Jenkins and Ledee, Tilly abstain, approved.

Yijun Sun, 8117 SW 72nd Place to add a fence. Applicant not present at the meeting. After short discussion motion by Jenkins to approve. Second by Ledee. Approved unanimously.

Motion to adjourn at 6:50 by Jenkins. Second by Ledee. Approved unanimously.