

## **Notice of an Architectural Review Committee Meeting**

You are invited to a Zoom meeting.

When: Sep 10, 2024 06:15 PM Eastern Time (US and Canada)

Register in advance for this meeting:

<https://us06web.zoom.us/meeting/register/tZItcemprjgoH9LPbqMSVIZhzMynO7VySoVT>

After registering, you will receive a confirmation email containing information about joining the meeting.

[Click to Register](https://us06web.zoom.us/meeting/register/tZItcemprjgoH9LPbqMSVIZhzMynO7VySoVT)

## **Notice of an Architectural Review Committee Meeting**

**Key West Golf Club Homeowners' Association, Inc.**

**74 Golf Club Drive**

**Key West, Florida 33040**

**September 10, 2024**

**Tuesday 6:15 pm**

Purpose: Conduct Business as Properly Brought Before the Committee.

### AGENDA

1. Call Meeting to Order
2. Determination of Quorum
3. Proof of Notice
4. Approval of Agenda
5. Approval of Minutes – August 13, 2024

## 6. Consent Agenda

a) 160 Golf Club Drive - Existing front, side, and backyard pavers will be installed for a clean smooth finish. In the back would like to implement green artificial turf, Highland 100oz. Will use some existing foliage still in place but will add pots with plants for coverage.

b) 31 Spoonbill Way - All windows and doors of home to be replaced: front door and octagon window in kitchen, triple window and two single windows in pop-out area, double window and sliding glass door in living room area, French doors and single window in front bedroom, sliding glass door and two single windows in back bedroom, and a single window in the upstairs bathroom. All windows and doors of home to be replaced: front door and octagon window in kitchen, triple window and two single windows in pop-out area, double window and sliding glass door in living room area, French doors and single window in front bedroom, sliding glass door and two single windows in back bedroom, and a single window in the upstairs bathroom.

c) 13 Spoonbill Way - - Replacement of original sliders, upper and lower. 72" x 80", ECO Aluminum Impact 2 Panel Sliding Door, 2nd floor-rear, Clear w/Low-E, XX Configuration, Screen Included, White Frame. 120" x 80", ECO Aluminum Impact 4 Panel Sliding Door -1st floor rear, Clear w/Low-E, OXXO Configuration, Screen Included White Frame.

d) 279 Golf Club Drive - Replace the wood decking with composite decking on the upper and lower decks in the front and back of the house. Railing will stay the same. Trex Enhance - Beach Dune.

## 7. Unfinished Business

a) 10 Kestral Way – Second floor decks on both the front and back. Add second bathroom in master bedroom. Colors to match existing exterior walls. Homeowner to provide updated plans.

b) 100 Golf Club Drive – Install roller shades inside of our screened in back porch. Install pavers along the side walkway and back outdoor area of our home. The style would look very similar to our neighbors (attached) at 98 golf club drive. This would

also include a small deck (wooden) bridge similar to several I have seen in the front side to span over the root system of our existing tree. This would be then painted to match the deck color in the front.

-In need of a picture of pavers and drawing also what type of shade and color of shade. If provided and all agree it will be put on the consent agenda. Seconded by Mark, motion passes with all in favor.

## 8. New Business / Action Items

a) 223 Golf Club Drive – Touch up front steps. We would like to have Angel's Painting repair any boards that need it. We would like to update the paint color from its current color (Cedar?) to SW Cyberspace (an approved color) with Shipyard White risers for a fresher, more updated look. Upper and rear decks would be painted to match.

b) 52 Golf Club Drive – Replace front stairs and railing and back stairs and railings. stair Material Trex Enhance Naturals 1 -in x. 6 - in. Toasted Sand Grooved Composite Deck Board. Railing Material Stairs and Porch. Trex Enhance Classic White Composite Deck Rail. Same dimensions to replace existing.

c) 14 Golf Club Drive - Front & rear (lower only) deck surface. Also the hand rails on the stairs will be replaced with white PVC front and rear. We looked at the handrails used on our neighbor in unit 16 Golf Club drive. Same cross section profile. Trex decking, island mist.

d) 8 Spoonbill Way a. Replace the 12 x 12 red patio blocks in the yard with new pavers. New pavers will be two sides 9 x 6 and 6 x 6. The color will be a mixture of grays and some will have a slight red appearance. b. Front Porch, 1st Story Back Porch, 2nd Story Back Porch. The railing will not be changed. Manufacturer? TimberTech, Style - Advanced PVC, Color - Castle Gate (closest match to Hudson Gray front door).

## 9. Committee Discussion

a) Status of inspections for work approved by the Committee – Update from CAC

b) Status of implementing use of Construction Agreement / Design Agreement

10. Member Input

11. Adjourn

Regards,

Architectural Review Committee

Key West Golf Club Homeowners' Association, Inc.