

**Key West Golf Club Homeowners' Association, Inc.
Architectural Review Committee Meeting Minutes**

**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-** *Call to order at 6:15 by Katee.*
- 2. Determination of Quorum-** *Katee, Zach, Mark, Paul attended via Zoom.*
- 3. Proof of Notice-** *Posted on Club House and emailed to homeowners.*
- 4. Approval of Agenda-** *Motion to approve by Katee, 2nd by Mark, passes with all in favor.*
- 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.

Motion by Katee to approve the consent agenda, 2nd by Mark, approved with all in favor.

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.

Motion by Katee to get plans updated to reflect specifically what the owner intends to do and to add the intended window grid pattern for the project. 2nd by Zach, passes with all in favor.

- 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.

Motion to table because homeowner did not get back to us with a picture of the pavers, drawing for the design of pavers, and the type/ color of shade. Homer was not present at meeting Motion by Katee table,, 2nd by mark, 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.

Motion to approve by Katee with the stipulation that the porch ceilings are painted shipyard blue. 2nd by Mark, Passes with all in favor.

- 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.

Motion by Katee to approve the Trex decking with the stipulation that the ends are finished and the railing system is not approved as it does not coincide with design guidelines. 2nd by Zach, passes with all in favor.

- 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.

Motion to approve with Bella railing and Trex decking by Katee, 2nd by Zach, passes with all in favor.

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).

Katee motion to approve with picture frame finish on the decking and painting the porch ceilings shipyard blue. 2nd by Mark, passes with all in favor.

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

2 Merganser had a question about a violation on fence. Members advised to talk to management and the board as the ARC Committee does not issue violations.

111. Adjourn- *Motion to adjourn by Katee at 7:04PM, 2nd by Mark, passes with all in favor.*

Regards,

**Architectural Review Committee
Key West Golf Club Homeowners' Association, Inc.**