

You are invited to a Zoom meeting.
When: Dec 10, 2024 05:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:
<https://us06web.zoom.us/join/91183989203?pwd=ZlZlcemprigoH9LPbqMSVIZhzMynO7VySoV>

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



Notice of an Architectural Review Committee Meeting
Key West Golf Club Homeowners' Association, Inc.
74 Golf Club Drive
Key West, Florida 33040

December 10th, 2024
Tuesday 5:30 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 – November 12th, 2024**
- 6. Consent Agenda**
 - a) None
- 7. Unfinished Business**

a. 52 Merganser Lane - Updated request submitted. Adding a small piece white lattice to the existing white wood partition on the right side of porch towards the side alley. Pritam Singh in the developer days authorized this type of partition between adjacent owners.

b. 259 Golf Club Drive - Two sheds. Shed A to left of driveway aligned with front porch (modeled after shed next door at 257 Golf Club Drive). Shed B at end of driveway next to house at gap between car port and house (modeled after shed at 253 Golf Club Drive, although similar to many). The sheds will be custom built on site. Framing will be pressure treated material. Roofing will be standing seam metal. The base of sheds to be 4" thick concrete pads. Finish materials will be Hardi plank siding to match that on the house in style/size and color. Trim will be either Hardi plank trim or Azek trim, also to match existing house trim in look and color, using standard approved white paint. Doors to be smooth finish pairs of doors for access to sheds.

8. New Business / Action Items

a. 69 Golf Club Drive - Remove the rot damaged front stairs, including posts and balustrades. Rebuild the stairs to the same dimensions and style. Including new posts set in concrete, painted balustrade to match the porch, painted wood risers and treads and painted stringers.

b. 41 Spoonbill Way - Owner performed replacement of degraded back porch steps with in kind wood material. Steps will be replaced with same wood that was originally used. However I would like to repaint this and the rest of my decks to HOA approved Cyberspace concurrently.

c. 20 Whistling Duck Lane - I wish to replace 25 deck boards with same material that is there which is 2x6x8 pressure treated pine from home Depot. I am doing the project myself from January 9 2025 to finish January 23 2025. I need to let wood cure for 3 months and will submit a paint color at later date but will similar to existing color. All wood will be cut on my property between hours of 8 to 5. Boards to be secured with 4 inch deck screws from home Depot.

d. 46A Spoonbill Way - I would like to replace my downstairs front door and downstairs rear sliding glass doors with doors that are hurricane-rated. I have selected doors with the same design as those that currently exist, causing no change to the appearance of the house. The front door is described as fiberglass with a smooth or woodgrain finish (I asked the contractor for the one that has the closest appearance to the current door), white in color. My understanding is that a fiberglass door is standard now to replace a wood door. The sliding glass door is described as a 4-panel slider.

e. 11 Spoonbill Way -

-Replace front door with composite impact door. New door will have 3/4 length windows with 6 panels (mullions will be inside glass) door will be painted Shipyard white. The door is similar to the one installed at 13 SBW only 6 panels instead of 4. The door is Therma-Tru impact Information attached.

- We would like to replace the railings with Timbertech composite railing radiance Rail in Matte White. Balusters will be solid composite square in Matte white. 4x4 posts will have Island style caps.

f. 160 Golf Club Drive - Repaint whole house Sherwin Williams Blue Refrain SW 6956. Current color is Aged Ivory.

g. 59 Spoonbill Way - Would like to add a gate to the fence at the front. The gate would be the same style of board as well as painted the same white color. It will replace the existing open space, and the latch will be on the inside of the door, facing the house.

h. 88 Golf Club Drive - Front door replacement to match several others already in the community. Door is impact, white in color, Home Depot door, white, impact, full glass pane.

i. 9 Spoonbill Way - Replace rear screen door. Current Screen door is broken. Replacing with a slightly different style as the same style was not available. Same dimensions. White.

j. 8 Spoonbill Way - Skirting around the entire house needs replacing. Much of the present skirting is rotten & broken. We wish to replace every framed lattice panel similar to 13 Spoonbill so that they are all consistent. Some of the current panel frames are made of wood & some are made of PVC. We want all of them to be PVC. The foundation piers are not all the same either. Some are exposed & others are covered. Some are painted white & some are not. We would like to paint all of them alike, using Shipyard White.

k. 54 Merganser Lane - No request submitted. Review of panels installed on back deck and blinds on front porch.

9. Committee Discussion

- a. Status of inspections for work approved by the Committee – Update from CAC
- b. Discussion of doors and review of proposed changes to Design Guidelines.

10. Member Input

11. Adjourn

Regards,

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