

**BayTree Homeowners Association  
ARC Meeting Minutes**

6:00 pm, September 21, 2023  
BayTree Clubhouse

Table of contents/Agenda

**Determination of Quorum:**..... 1  
**Call to Order:**..... 1  
**Approval of Previous Minutes:**..... 1  
**Old Business:**..... 1  
**New Business:**..... 1  
**Other items for discussion:**..... 4  
**Adjournment:**..... 4

**Determination of Quorum:**

Committee Members Present – Michael Harris, Kathy Haeselin, Andrea Keith  
ARC Members not in attendance: Mike Jenkins  
HOA Board / Management Team Present: None  
Others Present: Chris Kanakis, Sandra Brown , Tom Brown, Lorraine Zagorski  
Online Attendees: None,

**Call to Order:**

Michael called the meeting to order at 6:04 pm.

**Approval of Previous Minutes:**

Andrea made a motion, Kathy Seconded Approved. Unanimous approval. Michael to move file to Approved status in documents owned by architecture@baytreefl.com

Previous Minutes Link for July 2023

[https://docs.google.com/document/d/1ydLx\\_PrKqlwcRdf1wjQyZLnpJHsLn3FvoN19Ju7X5OI/edit](https://docs.google.com/document/d/1ydLx_PrKqlwcRdf1wjQyZLnpJHsLn3FvoN19Ju7X5OI/edit)

**No ARC Meeting in August 2023 - No Applications Completed**

This document link for September 21, 2023

[https://docs.google.com/document/d/1NSMyQKY\\_VmNmjKUYEoVM8VctJjiaFvWgEdPioTbzOo/edit](https://docs.google.com/document/d/1NSMyQKY_VmNmjKUYEoVM8VctJjiaFvWgEdPioTbzOo/edit)

**Old Business:**

No Old Business

**New Business:**

New Applications: Tracked on 2022 Spreadsheet ([Link](#))  
Guidelines are referenced here.

Date of Request	Address	Name	Description of Request
9/2/2023	107 Pepper Lane	Chris Kanakis	Repaint House trim N510-4 Supernova, Consistent, w/ newly approved ARC Guidance
<b>ARC COMMITTEE MEETING NOTES</b> <b>Notice Sent for work at risk</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/5/2023	107 Pepper Lane	Chris Kanakis	Replace outside lights on both sides of garage.
<b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/11/2023	107 Pepper Lane	Chris Kanakis	Repaint base color of house pure white (7005), approved color.
<b>ARC COMMITTEE MEETING NOTES</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/2/2023	131 Pepper Lane	Jeff and Lorraine Zagorski	Paint the trim of our house from pink to Jasper Stone (green)
<b>ARC COMMITTEE MEETING NOTES</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/2/2023	131 Pepper Lane	Jeff and Lorraine Zagorski	Lights on Garage Door and front door
<b>ARC COMMITTEE MEETING NOTES</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/4/2023	144 Pepper Lane	Sandra Brown	Paint home as follows: Base: Pure White Trim: Clary Sage Repair Stucco on south side above Garage Prior to painting.
<b>ARC COMMITTEE MEETING NOTES</b> <b>Garage door to be pure white (Base Color) 7005 Base 6178 Trim</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/4/2023	155 Pepper Lane	Sandra Brown	Paint home as follows: Base: Pure White Trim: French Moire Blue
<b>ARC COMMITTEE MEETING NOTES</b> <b>Color Codes noted on the application. Garage Door Factory White. Front door to match trim. Pedestrian Door to also match trim.</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			

9/4/2023	155 Pepper Lane	Sandra Brown	Install 6x9 Brookline pavers. Pavers 10' wide between homes. Pavers covering concrete at rear of home are 1/2 depth. Insert conduit (2.5") under street edge of driveway.
<b>ARC COMMITTEE MEETING NOTES</b> <b>Pavers across back of house only 2' at house. Herringbone 45° with Solid Border. No Pavers beyond property line.</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/4/2023	155 Pepper Lane	Sandra Brown	Install garden on NW corner of sidewalk to hide tank lid and improve aesthetics. Plants will be Robellini. Stones bordering edge of grass.
<b>ARC COMMITTEE MEETING NOTES</b> <b>Survey before digging. Remove Fountain from this application diagram.</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/4/2023	155 Pepper Lane	Sandra Brown	Install white trellis around AC units. 5-6' high to direct the sound upward.
<b>ARC COMMITTEE MEETING NOTES</b> <b>PVC White Lattice. Meets ARC Guidelines paragraph 73. May be used to support hanging plants.</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/4/2023	155 Pepper Lane	Sandra Brown	Move fountain from 144 Pepper Ln to 155 Pepper Ln. Fountain is 36' wide x 48" high and will be behind the AC units when viewed from the road.
<b>ARC COMMITTEE MEETING NOTES</b> <b>Sitting on pavers. Power and water supply near fountain &amp; not visible.</b> <b>Motion to approve by Michael, Second by Kathy. Unanimous approval.</b>			
9/13/2023	140 Pepper Lane	Billy McCrystal	Paint Aluminum Soffits White SW 7005 Pur White Sherman Williams Soft Gloss. Paint Gutters (Same White). Gutters were previously painted. Touch-Up Color Trim Rosy Outlook 6316 Sherman Williams *Routine Maintenance
<b>ARC COMMITTEE MEETING NOTES</b> <b>Approved by ARC Chair and signed added to the book.</b>			
9/18/2023	112 Pepper Lane	Michael Harris	Replace Old lights on front of garage. New Lights are as pictured. 21 1/2" high x 7" wide. Extends 9 1/2" from the wall. Weighs 8.51 lbs. Backplate is 5" wide x 1"

			<p>deep. Glass shade is 14" high x 6 1/2" wide. Distance from mounting point to the top of the fixture is 8 3/4". Takes three 40 watt maximum type B bulbs.</p> <p><a href="https://www.lampsplus.com/products/mira-21-and-one-half-inch-high-flat-black-3-light-outdoor-wall-light_313x1.html">https://www.lampsplus.com/products/mira-21-and-one-half-inch-high-flat-black-3-light-outdoor-wall-light_313x1.html</a></p>
<p><b>ARC COMMITTEE MEETING NOTES</b></p> <p><b>Motion to approve by Andrea, Second by Kathy. Michael Abstained</b></p>			
9/18/2023	112 Pepper Lane	Michael Harris	<p>Repaint trim of house. Sherwin Williams 6108 Latte</p> <p>Location: 204-C3 RGB: 186 / 161 / 133 #BAA185</p>
<p><b>ARC COMMITTEE MEETING NOTES</b></p> <p><b>Motion to approve by Andrea, Second by Kathy. Michael Abstained</b></p>			
9/12/2023	139 Pepper Lane	Andrea Keith	<p>Paint Exterior of house - Approved base color - 7005 Pure White</p> <p>Approved trim Color - <del>6226 Languid Blue</del></p> <p>Existing Exterior original Lights painted trim color <del>Languid Blue</del></p> <p>Garage Door - Painted base color - Pure White</p> <p>*Will no longer be the color of the trim. All work done by John Green Licensed &amp; insured painter.</p> <p>Completed after windows are replaced on 1st floor.</p>
<p><b>ARC COMMITTEE MEETING NOTES</b></p> <p><b>Trim Color changed to SW 6227 Meditative during ARC Meeting</b></p> <p><b>Motion to approve by Michael, Second by Kathy. Andrea abstained</b></p>			
9/12/2023	139 Pepper Lane	Andrea Keith	<p>Permission to use static electric collar for my 2 dogs in the back of the house instead of conventional leash. Allows 2 dogs to stay within 10 feet of owner w/out the conventional leash tangling. Allows short area to toss a ball in the area for quick exercise.</p>
<p><b>ARC COMMITTEE MEETING NOTES</b></p> <p><b>Not an ARC Matter. No further action taken.</b></p>			

9/12/2023	139 Pepper Lane	Andrea Keith	Replace WIndows on the 1st floor to hurricane windows replace front door & side window - hurricane door & side window - white trim molding & all glass. Remove all shutter on 1st floor & lanai - repair stucco. Replace 2nd story rear facing window in bedroom w/ hurricane window - remove shutter repair stucco.
<b>ARC COMMITTEE MEETING NOTES</b> <b>Motion to approve by ?, Second by ?. Unanimous approval.</b>			

No other agenda items due to number of Applications

**Other items for discussion:**

Andrea Keith appointed to ARC  
Chris Kanakis Resigned from ARC August 30th 2023

**Adjournment:**

The meeting was adjourned at approximately 7:24 pm. Michael Motioned, Seconded by Andrea, Unanimously approved.