



**Waterford Lakes Community Association
Architectural Review Committee Meeting Minutes
February 7, 2023**

1. Meeting called to order at 6:36PM by chair
 - a. Quorum Established: Mark Coleman (chair), Sharon Knight, Jason Frank
2. Absent: Beatress Little (with notice)
3. Proof of Notice: WLCA website and at WLCA main office
4. Reviewed minutes from January 31, 2023 meeting
 - a. Motion to approve: Sharon
 - b. Second: Jason
 - c. Approved - Vote 3:0
5. Adoption of Consent Agenda:
 - a. One addition- review and prioritize the list for the ARC Guidelines Committee
 - b. Approved as amended - Vote 3:0
6. Special Guests:
 - a. Becky Black, Alexandria Zook, Roland Irizarry
7. Old Business:
 - a. Review of Mr. Irizarry of 12945 Lower River Blvd shed being constructed on the side of the home
 - i. The shed is currently under construction and is located completely on the side of the house and ends at the rear wall of the home, which is not where it was shown on the submitted and approved ARA.
 - ii. Because of the size of the shed and the very limited space between the property lines and the screened in pool enclosure, moving it further back on the property would mean cutting down a mango tree and possibly blocking the screen door to the patio enclosure.
 - iii. WLCA has received several complaints about the current location of the shed under construction.
 - iv. Recommended adjusting the size and location of the shed to be completely located in line or behind the rear wall to meet the current rules and resubmitting.
 - v. Disapproved – Vote 3:0
 - b. Review of 937 Rosinia Ct. amended Fence request
 - i. They would like to move the front gate/fence 3 ft forward to hide the trash cans
 - ii. Setback would be 11ft. from the front of the home
 - iii. Motion to approve as amended: Jason
 - iv. Approved – Vote 3:0
8. New Business:
 - a. **Please see log sheet agenda for this week's ARAs**
 - b. Total Applications: 7
 - c. Approved: 6
 - d. Disapproved: 1
 - e. Tabled: 0

2/7/23
[Handwritten Signature]

- f. Discussion on suggested priorities for the ARC Guidelines Committee (suggested order below):
 - i. House Colors (Overarching maintenance requirements and minor editorial changes)
 - ii. Fences (should visual barriers follow the same guidelines as normal fences?)
 - iii. Roofs (explain "or" vs. "and")
 - iv. Windows (Door color for shutters)
 - v. Landscaping (prior County approval, basketball hoops)
- g. Feedback for ARC Guidelines Committee:
 - i. There is nothing that would prevent a visual barrier from connecting to a fence, which would essentially eliminate the setbacks for fences since you can just claim the last 5 or 10ft of a fence leading up to the front corner of the home is a "visual barrier".
 - ii. There is also no limit on how many visual barriers you can have.
 - iii. A minimum setback of 2 to 3 ft should probably be implemented for visual barrier (and maybe fences) to maintain the intended appearance of having setbacks.
- h. Feedback for the Board of Directors:
 - i. With the disapproval of 927 Spring Island Way's ARA, the subject of permitting the boat to remain stored on the homeowner's property falls back to the Board of Directors. The WLCA ARC does not have any involvement in matters of compliance or enforcement of existing HOA rules, only approval or disapproval of requests for modification of the exterior of a home and the surrounding property.

9. Next meeting: February 14, 2023 at WLCA Main Office

10. Meeting adjourned at 7:48PM

MC

Waterford Lakes Community Association
ARA Review Summary 2023

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Diss	WLCA APP/DISS
Magnolia Glen	1061 Landview Court	Fence	1/23/2023	15 days due	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Magnolia Glen	1061 Landview Court	Trash Can Enclosure	1/23/2023	15 days due	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Finn's Cove	12605 Spice Wood Court	Fence	1/24/2023	15 days due	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Woodlands	12970 Forestedge Circle	Shutters	1/31/2023	N-D-to-WLCA	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Woodlands	12970 Forestedge Circle	Paint Front Door	1/31/2023	N-D-to-WLCA	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Barrington	973 Rosinia Court	Fence	2/2/2023		APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Staff	Notes: H-O would like to move his fence up to create a Trash Can Enclosure				
NBHD	Default:	Reason for Dissapproval:			
Staff	Notes:				
NBHD	Default:	Reason for Dissapproval:			
Staff	Notes:				
NBHD	Default:	Reason for Dissapproval:			
Staff	Notes:				
NBHD	Default:	Reason for Dissapproval:			
Staff	Notes:				
NBHD	Default:	Reason for Dissapproval:			
Staff	Notes:				



Waterford Lakes Community Association
Architectural Review Committee Meeting Minutes
February 21, 2023

1. Meeting called to order at 6:39PM by chair
 - a. Quorum Established: Mark Coleman (chair), Sharon Knight, Jason Frank, Beatress Little (late)
2. Absent: none
3. Proof of Notice: WLCA website and at WLCA main office
4. Reviewed minutes from February 7th, 2023 meeting
 - a. Motion to approve: Sharon
 - b. Second: Jason
 - c. Approved - Vote 3:0
5. Adoption of Consent Agenda:
 - a. Approved as amended - Vote 4:0
6. Special Guests:
 - a. Alexandria Zook
7. Old Business:
8. New Business:
 - a. ****Please see log sheet agenda for this week's ARAs****
 - b. Total Applications: 15
 - c. Approved: 11
 - d. Disapproved: 4
 - e. Tabled: 0
 - f. Feedback for ARC Guidelines Committee:
 - i. None at this time
 - g. Feedback for the Board of Directors:
 - i. None at the time
9. Next meeting: February 28, 2023 at WLCA Main Office
10. Meeting adjourned at 7:50PM

2/28/23

A handwritten signature in black ink, appearing to be "M. Coleman", written below the date.

Waterford Lakes Community Association
ARA Review Summary 2023

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Diss	WLCA APP/DISS
Crystal Bay NBHD Staff	1325 Ballyshannon Pkwy Default: Notes:	Visual Barrier Reason for Dissapproval:	2/7/2023	N-D-to-WLCA	APP 4/0 DISS
Estates NBHD Staff	12957 Lower River Blvd Default: Notes:	Visual Barrier Reason for Dissapproval:	2/13/2023	N-A-D-to-WLCA	APP 4/0 DISS
Waterford Bend NBHD Staff	969 Rosinia Court Default: Notes:	Fence Reason for Dissapproval:	2/13/2023	N-D-to-WLCA	APP DISS 4/0
Bradfordt Lakes NBHD Staff	518 Seascapes Ave Default: Notes:	Fence Reason for Dissapproval:	2/16/2023	N-APP	APP 4/0 DISS
Lakeshore Landing NBHD Staff	13910 Bluewater Circle Default: Notes:	Landscaping Reason for Dissapproval:	2/15/2023	N-APP	APP 4/0 DISS
Bramble Bluff NBHD Staff	819 Cave Hollow Lane Default: Notes:	Landscaping Reason for Dissapproval:	2/21/2023	N-D-to-WLCA	APP 4/0 DISS
Bramble Bluff NBHD Staff	819 Cave Hollow Lane Default: Notes:	Garden Area Reason for Dissapproval:	2/21/2023	N-D-to-WLCA	APP 4/0 DISS
Waterford Reserve NBHD Staff	627 Lakehaven Circle Default: Notes:	Greenhouse Reason for Dissapproval:	2/20/2023	N-APP	APP DISS 4/0
Waterford Reserve NBHD Staff	627 Lakehaven Circle Default: Notes:	Fence Reason for Dissapproval:	2/20/2023	N-APP	APP DISS 4/0
Bradfordt Lakes NBHD Staff	13591 Crystal River Drive Default: Notes:	Screen Room Reason for Dissapproval:	2/16/2023	N-APP	APP 4/0 DISS

Waterford Lakes Community Association
 ARA Review Summary 2023

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Diss	WLCA APP/DISS
Waterford Park	12729 Waterhaven Circle	Paver - Walkway	2/8/2023	N-APP	APP 4/0
Staff	Default: Notes:	Reason for Dissapproval:			DISS
Waterford Park	12729 Waterhaven Circle	Paver - Driveway	2/8/2023	N-APP	APP 4/0
Staff	Default: Notes:	Reason for Dissapproval:			DISS
Waterford Park	1324 Lochbreeze Way	Helical Piers	2/16/2023	N-D-to-WLCA	APP 4/0
Staff	Default: Notes:	Reason for Dissapproval:			DISS
Magnolia Glen	13831 Magnolia Glen Circle	Paint	2/2/2023	15 days due	APP 4/0
Staff	Default: Notes:	Reason for Dissapproval:			DISS
Jade Forest	14042 Lake Underhill Road	Roof	2/21/2023	N-A-D-to-WLCA	APP
Staff	Default: Notes:	Reason for Dissapproval:	Sheds of Whitford	altered	DISS 4/0
Staff	Default: Notes:				APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:				APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:				APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:				APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:				APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:				APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:				APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:				APP



**Waterford Lakes Community Association
Architectural Review Committee Meeting Minutes
February 28, 2023**

1. Meeting called to order at 6:36PM by chair
 - a. Quorum Established: Mark Coleman (chair), Sharon Knight, Beatress Little
2. Absent: Jason Frank (with notice)
3. Proof of Notice: WLCA website and at WLCA main office
4. Reviewed minutes from February 21, 2023 meeting
 - a. Motion to approve: Sharon
 - b. Second: Beatress
 - c. Approved - Vote 3:0
5. Adoption of Consent Agenda:
 - a. Added item to discuss a meeting between the ARC and Board of Directors for various topics.
 - b. Approved as amended - Vote 3:0
6. Special Guests:
 - a. Alexandria Zook, Beck Black
7. Old Business:
 - a. None at this time
8. New Business:
 - a. ****Please see log sheet agenda for this week's ARAs****
 - b. Total Applications: 12
 - c. Approved: 8
 - d. Disapproved: 3
 - e. Tabled: 1
 - f. Discussion on meeting between the ARC and Board of Directors
 - i. Planning a meeting between the ARC and the BOD in April
 - ii. Need to discuss multiple items related to the ARC process both at the WLCA level and the local association level.
 - g. Feedback for ARC Guidelines Committee:
 - i. None at this time
 - h. Feedback for the Board of Directors:
 - i. None at the time
9. Next meeting: ~~February 28, 2023~~ ^{March 7th} at WLCA Main Office
10. Meeting adjourned at 8:36PM

3/14/23

Waterford Lakes Community Association
ARA Review Summary 2023

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Dis	WLCA APP/DISS
Emerald Trace	13518 Emeraldview Drive	Exterior Lights	2/13/2023	15 days due	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Waterbury	12700 Reverend Hobson Court	Shutters	2/13/2023	N-APP	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Waterbury	12840 Catfish Court	Pergola	2/13/2023	N-APP	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Lakeshore Landing	812 Rivers Court	Shed	2/21/2023	N-DIS	APP
NBHD	Default:	Reason for Dissapproval:	Local disapproved, no fence		DISS 3/0
Staff	Notes:		wrong location		
Cypress Isles	13201 White Cedar Court	Driveway	2/20/2023	N-APP	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Waterford Place	69 Battler Street	Driveway Extension	2/13/2023	N-APP	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Waterford Place	63 Battler Street	Visual Barrier	2/15/2023	N-APP	APP
NBHD	Default:	Reason for Dissapproval:	Not an approved style		DISS 3/0
Staff	Notes:				
Riverbend	12550 Boggs Way	Fence	2/24/2023	N-A-D-to-WLCA	APP
NBHD	Default:	Reason for Dissapproval:	Setbacks, multiple options		DISS 3/0
Staff	Notes:				
Waterford Bend	969 Rosinia Court	Fence	2/27/2023	N-D-to-WLCA	APP
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				
Bradford Lakes	508 Riomar Ave	Landscaping	2/22/2023	N-APP	APP 3/0
NBHD	Default:	Reason for Dissapproval:			DISS
Staff	Notes:				

Patrick

Waterford Lakes Community Association
ARA Review Summary 2023

NBHD	Property Address/Name	EXTERIOR CHANGE	RC'D DATE	Neighborhood App/Diss	WLCA APP/DISS
Lakeshore Landing	13831 Bluewater Circle	Landscaping	2/24/2023	N-APP	APP 3/0
Staff	Default: Notes:	Reason for Dissapproval:			DISS
	855 Ferry Landing Lane	Temporary tent	2/28/23		APP 3/0
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:	Reason for Dissapproval:			APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:	Reason for Dissapproval:			APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:	Reason for Dissapproval:			APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:	Reason for Dissapproval:			APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:	Reason for Dissapproval:			APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:	Reason for Dissapproval:			APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:	Reason for Dissapproval:			APP
NBHD	Default: Notes:	Reason for Dissapproval:			DISS
Staff	Default: Notes:	Reason for Dissapproval:			APP