

**PALMIRA GOLF AND COUNTRY CLUB
MASTER HOMEOWNERS ASSOCIATION, INC.**

C/O KEB Management Services
6017 Pine Ridge Road #262
Naples, Florida 34119
PH: 239.262.1396 FAX: 239.262.5947

**MINUTES OF PALMIRA MASTER HOA - ARC MEETING:
Palmira Golf and Country Club Master Homeowners Association, Inc.**

A meeting of the Palmira Golf and Country Club Master HOA – ARC Committee was held on Thursday, March 29, 2012, at 1:00 PM in the media room of the Renaissance Center Club, 28121 Palmira Blvd, Bonita Springs, FL 34135.

A: Proof of Notice of Meeting

Meeting was noticed at the Main Guard gate, in the Palmira Weekly, and on the website.

B: Committee Members Present:

John Compton, Bob Fagliarone, Harvey Fontaine, John Gainey, Larry Hengehold, Dick Marks, Russ Rupp

C: Approval of Minutes

The ARC Committee waived the reading of the meeting minutes from the prior meeting.

Mr. Rupp motioned to approve minutes from the March 8, 2012 ARC meeting.
Mr. Compton seconded. Unanimously approved.

D: Architectural Reviews Requests

1. Ken Bloom, property manager, presented 5 administratively approved ARC requests. (See attached report)
2. Blk 05 Lot 14 – change order package
 - a. Gas tank sketch / re-location information
 - b. Arch change on lanai
Mr. Compton motioned to approve arch change on lanai.
Mr. Rupp seconded. Unanimously approved.
 - c. Proposed site drainage plan
3. Blk 10 Lot 106 – new pool request
Novela approved with conditions.
 - a. A landscape plan must be submitted to the Palmira Master HOA ARC for approval
 - b. The rainwater drainage system must be drained underground with black corrugated tubing to approximately two feet past the low water level.
 - c. The pool enclosure will not extend beyond the sidelines of the house.
 - d. In the event of any damage, the neighbor's property will be brought back to its existing condition.

Mr. Compton motioned to approve the installation of the pool with the conditions listed above.

Mr. Fontaine seconded. Unanimously approved.

4. Blk 11 Lot 27 – landscape approval
This is a Harbourside submittal therefore, no approval is necessary.
5. Blk 15 Lot 15 – landscape approval
Architect consultant, Steve Trudnak, approved the landscape plan.
Mr. Hengehold motioned to approve.
Mr. Marks seconded. Unanimously approved.

E: ARC Discussion Items

1. DIVCO drainage proposal

As background for the motion: at the March 8th ARC meeting, the Committee voted to enforce the \$3000 construction forfeiture fee against DIVCO for their repeated failures to request ARC approval of Change Orders. Subsequently, DIVCO's CEO, Steve Kaufman sent a very conciliatory letter acknowledging their failures, committing to follow the approval process, and suggesting a reduction of the assessment to \$1000 along with an offer to correct Mr. DiBiasi's drainage problem at a cost to DIVCO in excess of \$2000. Based on an email consensus of the ARC, a letter was sent to Mr. Kaufman accepting his proposal and asking him to present his drainage solution to Mr. DiBiasi.

Mr. Marks motioned that the ARC rescind its March 8, 2012 decision to assess DIVCO \$3000 for its failure to obtain ARC approvals of Change Orders. He also motioned that the ARC accept the proposal of Mr. Steven Kaufman, CEO of DIVCO, to pay an assessment of \$1000 instead of \$3000 and to offer to install an underground drainage pipe system to channel water between the Lot 14 and Lot 15 yards at the front and back of the side property lines, the cost to be borne fully by DIVCO.

Mr. Fontaine seconded. Unanimously approved.

F: Public Comment

G: Adjournment

Mr. Fagliarone motioned to adjourn.

Mr. Rupp seconded.

Meeting adjourned at 1:55 PM