

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

C/O KEB Management Services  
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**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 Tuesday, August 14, 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, Harvey Fontaine, 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. Compton motioned to approve minutes from the July 10, 2012 ARC meeting.  
Mr. Rupp seconded. Unanimously approved.

**D: Architectural Review Requests**

1. Ken Bloom, property manager, approved 4 ARC requests. (See attached report)
2. Blk 04 Lot 16 – 28560 Chianti Terrace – Fruehauf

Mr. Rupp motioned to approve with the exception of the swimming pool and enclosure. This will be submitted by another company.

Mr. Fontaine seconded, unanimously approved. The approval letter will be sent to Lyons Housing.

**E: Novela HOA Discussion**

1. Mr. Rupp reported that the Bruno's made a Novela ARC request to replace their lanai screen with acrylic panels. The Novela ARC has denied their request.

**F: DRG Status Discussion**

All the neighborhoods have had an opportunity to add their input and submit any additions or changes they wish to make to the DRG.

Enclave and Paloma will continue to approve their ARC requests before submitting to the Palmira Master ARC for approval.

Mr. Fontaine motioned that screen enclosures should not extend beyond the corners of a home. Corner to corner would be the maximum allowable and should be included in the revision of the Design Review Guidelines.

Mr. Rupp seconded, unanimously approved.

The committee discussed several items they would like to see clarified in the DRG.

- Changes to exterior lanai structures including screen must be approved by the ARC
- Screen doors must be retractable phantom screens or of similar quality
- Administrative approval is limited to those items in the Operating Guidelines.

Legal counsel is reviewing the DRG and barring any issues, will have it ready for the ARC Committee to approve in Sept. The ARC will then bring the DRG to the Palmira Master HOA for their approval. The target date for implementation is October or November 2012.

G: Election of 2013 ARC Chairperson

Mr. Marks nominated Larry Hengehold for ARC Chairperson 2013.

Mr. Fontaine seconded, unanimously approved.

H: Adjournment

Mr. Fontaine motioned to adjourn

Mr. Rupp seconded.

Meeting adjourned at 2:00 PM