

Minutes of the Special Board Meeting

DATE	CALL TO ORDER	MEETING LOCATION	QUORUM STATUS
October 1, 2026	7:32 PM EDT	Virtual (Zoom)	Present (5/5 Members)

1. CALL TO ORDER & QUORUM CONFIRMATION

The Special Meeting of the Board of Directors was called to order at 7:32 PM EDT by Mario Riani. Maria Canant confirmed that a quorum of the Board was present with all five directors in attendance. Attendees announced themselves for the official record.

BOARD MEMBERS PRESENT	HOMEOWNERS & GUESTS PRESENT
- Mario Riani, President - Maria Canant, Secretary / Director - Saskia Troio, Director - Laura Watson, Director - Chris Negvesky, Director	- Karen Flint (2696 Montague Ct. W) - Mary Neill (2712 Brattle Ln.) - Laurie Watson (2699 Meadowood Dr.) - Senghong Suy (2698 Meadowood Dr.) - Kim Coddington (2688 Montague) - Dennis Douglas (2717 Brattle) - Eileen D. Jacobs, Esq. (2711 Redford Ct. E) - Sue Hartranft (2658 Meadowood Dr.) - Russ & Joan (Montague)

2. AGENDA PURPOSE & REGULATORY CONTEXT

M. Canant outlined the dedicated purpose of the special meeting: enacting revisions to the Architectural Review Committee (ARC) guidelines governing **fences** and **home exterior paint palettes**. The authority to adopt these amendments stems from covenant revisions approved by member vote, granting the Board discretion to address aesthetic standards and fill voided guidelines without statutory two-year mail balloting.

3. BUSINESS ITEM I: ARC FENCE GUIDELINES REVISIONS

The Board reviewed proposed changes covering materials, colors, setback maintenance, and Northridge Drive frontage. Key discussions and adopted modifications included:

- Northridge Setback & City Slat Standards:** Reaffirmed that street-facing fences along Northridge Drive require a 15-foot setback from curb/right-of-way. Picket spacing/slat rules reflect municipal building code standards.
- Vegetative Buffers (Shrubbery):** Maintained the mandatory 3-foot minimum continuous shrubbery buffer along street-facing fences to retain open streetscapes. Noted that city watering exemptions protect new plantings for the initial 30 days despite drought restrictions.
- Two-Tone Picket & Trim Styles:** Following community discussion and an informal straw poll, the Board verified that two-tone fences are permissible provided accents remain within identical neutral families (e.g., cedar with darker cedar framing). Allowed families: whites, off-whites, tans, khakis, taupes, and natural stone tones.
- Routine Repair Exemptions:** Explicitly clarified that identical in-kind replacement of damaged sections or regular maintenance repainting does not require repetitive ARC filings.

Action Taken: Adoption of Revised ARC Fence Guidelines & Color Palettes Moved by M. Canant; Roll call vote: M. Riani (Aye), S. Troio (Aye), L. Watson (Aye), C. Negvesky (Aye), M. Canant (Aye)	APPROVED (5-0)
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4. BUSINESS ITEM II: EXTERIOR PAINT GUIDANCE & UPKEEP

The Board presented proposed architectural regulations replacing previous ambiguous language ("conforming to neighborhood aesthetics") with defined objective standards to preserve community valuation while accommodating contemporary styles.

Standard Category	Approved Specifications	Prohibited Specifications
Body Color Palette	Subdued, low-saturation neutral hues with white, gray, or brown undertones (taupe, stone, greige, sand, off-white).	Neons, bright primary tones, vivid electric colors, and unapproved dark bodies.
Trim & Accents	Subdued complementary tones. <i>Black is strictly permitted for trim, fascia, and shutters only.</i>	Bright yellow, vivid purple, stark multi-hued contrast, or full black base exterior.
Surface Finishes	Flat, matte, satin, or low-lustre eggshell exterior architectural finishes.	High-gloss exterior wall finishes, reflective varnishes, glitter, or pearlescent coats.
Patterns & Graphics	Solid uniform walls. Subtle nature/botanical elements capped at 4 sq. ft. max (ARC approval required).	Stripes, chevron, tiger patterns, full-wall or full garage door murals, and commercial graphics.
Wall Lettering	Standard architectural numerals displaying street address (exempt from ARC filing).	Phrases, slogans, sentences, or continuous wording painted on public-facing walls.

Compliance & Legal Alignment

The Board amended the maintenance enforcement clause to specify that restorative painting must be performed within **six (6) months of the first written notice of violation**. Clarification was entered into record that public-facing artwork must adhere strictly to Clearwater municipal public decency ordinances, and the ARC reserves administrative veto authority over inappropriate installations.

Action Taken: Adoption of Permitted Exterior Finishings, Paint Guidance & Maintenance Upkeep
Roll call vote: M. Riani (Aye), S. Troio (Aye), C. Negvesky (Aye), L. Watson (Aye), M. Canant (Aye)

APPROVED (5-0)

5. ACTION ITEMS & NEXT STEPS

- Guideline Codification:** The ARC form and online portal will be revised immediately to reflect mandatory color-code and material submissions.
- Legal Counsel Review:** M. Canant will consult with association counsel during the upcoming week regarding practical enforcement mechanisms and middle-ground procedures for outstanding Northridge fence and shrubbery violations.
- Owner Notification:** Revised ARC cheat sheets, approved tables, and updated guidelines will be published on the HOA website and distributed via community digital channels.

6. ADJOURNMENT & NEXT MEETING

The next regular meeting of the Board of Directors will occur in approximately one month (November 2026), with formal notification and agenda published in advance. There being no further business, the meeting was adjourned at 8:46 PM EDT.