

ARCHITECTURAL REVIEW BOARD MINUTES

September 15th. 2026 1:00 p.m. at Clubhouse

Meeting was called to order at 1:15 p.m. Attendees in bold:

Regular Members:

Judee Caquelin

Ramon Martinez

Fabio (Archie) Perez

Jimmy Adams

Richard Boothby

Alternate Members:

Sue Antoinette (Suki)

Donna Diano

Attached is the list of applications with committee determinations.

Meeting adjourned at 2:25 p.m.

Next regular meeting will **Tuesday October 20th, 1 pm at clubhouse.**

Respectfully submitted,

Archie Perez - ARB Chair

Attachment

	ARB – September 2026		WITH
ADDRESS	ACTION	VOTE	CONDITION
143 North Bank Ln.	fence (tan)	approved	
165 Argyll Dr.	concrete patio & landscape (retro)	approved with conditions	per county, permit is not required & 5ft from property line does not apply. Structure building cannot be added later.
278 Hillshire Pl.	landscape (new plants)	approved	
449 Old Windsor Way	Pergola with <u>plastic corrugated roof panels</u>	declined (5-0 vote)	2.02 prohibited item
484 Rockrose Ct.	drainage system for downspouts	approved	
539 Hillshire Pl.	fence (tan)	approved	
547 Hartford Hts.	fence (white)	approved	
547 Hillshire Pl.	generator & (2) 120 gal propane tanks	decline because it violates our CS (3.26).	Hernando county building approved above ground location with installer, please file appeal with the B.O.D. our CS do not agree with county rules.
586 Winthrop Dr.	gutter & downspouts	approved	
637 Hillshire Pl.	govee lights	approved	
652 Hillshire Pl.	fence (tan)	approved	
652 Hillshire Pl.	lanai screen enclosure	approved	
676 Hillshire Pl.	fence	approved	
736 Argyll Dr.	pavers (along back side yard)	approved	
914 Old Windsor Way	gutters & downspouts	approved	
1205 Buckhurst Dr.	plant a palm tree	approved	expedited on 9/7/2026
13222 Weatherstone Dr.	landscape – remove shrubs only	approved	your replacement planting ARB application must be submitted within 3 months (90 days).
13601 Hunting Creek Pl.	flagpole (retro)	approved	
13601 Hunting Creek Pl.	gutters	approved	
13601 Hunting Creek Pl.	water softener	approved	
13614 Hunting Creek Pl.	landscape alteration – adding shrubs	approved	shrubs must be at least 3 to 5 feet from property line.
13662 Hunting Creek Pl.	gutters & downspouts	approved	
13691 Paddington Way	remove 2 trees & replace with 2 trees	approved	
13766 Hunting Creek Pl.	gutters & downspouts	approved	
14282 Saltby Pl.	gutters & downspouts	approved	