

HOA of Lynn Lake Meeting Minutes

Date: April 12, 2018 6:06-8:00pm

Location: Hillsborough County Sheriff's Office District III
7202 Gunn Hwy Tampa FL 33625

Meeting was advertised and posted at Lynn and Anderson Rd billboard signs, as well as community website.

Board members present: Kathi Saputo-Board president, Irene Perez-Vice president, Nhan Nguyen-Treasurer, Tina Sage-Secretary

Murray McGilveary-ENSUVI Property Management Inc

Meeting to call at 6:06 p.m.

- I. Review of Robert's rules protocol: "Adopting rules and regulations"
- II. Board president noted that after legal consult, the board should create and adopt for the first time an "Architectural Standards and Guidelines" since an Architectural Review Committee has been in place. The current governing documents are vague, designed more for the original developer and the ARC guidelines would allow for more descriptive details as to what the governing documents are saying.
- III. Property manager noted that the Arc guidelines can either be emailed or mailed
- IV. Board president noted that the board members will go through the ARC guidelines to approve, Lawyer will draft the final copy, and then it will be recorded by the county.
- V. Board president read out loud each of the guidelines, section by section and board members approved or motioned to modify each section.
 1. Page 4: Exhibit A: ARC Change Request Form was passed around for community members present.
 2. Page 5: number 6 shall read: NO ACCESS THROUGH COMMON AREA WILL BE ALLOWED.
 3. Page 5: Exhibit C: Approved Paint Color Schemes list was passed around for community members present.
 4. Page 6: Exhibit B: Interior Curved lots illustration was passed around for community members present.
 5. Page 6: motion to remove the word "turf" from last paragraph under "Landscaping/Property Maintenance" as it is redundant ("turf grass").
 6. Page 7: motion to remove the word "turf" and leave it to be "grass".
 7. Page 7: section A. motion to make lawn height no higher than 6 inches rather than 5 inches as listed in draft.
 8. Page 7: motion to remove sentence in section C that states "If plantings are found detrimental to the community, homeowners may be required to abate the problem".

