

ARC MEETING MINUTES

Location Glen Eden on the Lakes Clubhouse

Date February 4, 2026

Time 2 pm

1. Call to Order – establish quorum. Elect Chair.

Carol Oliver called the meeting to order at 2 pm. A quorum was established with Carol, Sharon Bass and Ellen Wright present. Carol was voted as chair. 3-0. It was noted that although Joan Doctor could not be present, she had sent an email endorsing Carol as Chair.

2. Acknowledgement of Proper Meeting Notice.

Notice of the meeting was sent to all homeowners and it was posted at the Clubhouse.

3. Acceptance of Agenda with permission to change order.

Vote 3-0.

4. Review and Approve Prior Meeting Minutes.

Minutes from the last ARC meeting dated January 15, 2025 were approved 3-0.

5. Ratify ARC requests (see attached).

All ARC requests attached were ratified. Vote 3-0.

6. Discussion of Paint Colors and Roof Tiles that have been approved and future ARC painting/tile requests.

There was a discussion about the number of approved house colors, as well as the fact that some of the colors do not fall

within the primary pallet of the Community. Currently, there are over 50 approved colors. ARC members agreed to individually review the colors and to be prepared at the next ARC meeting, to discuss whether certain colors should be removed. Once colors are finalized, Bonnie Schacherer will have them updated on the website.

A homeowner questioned whether the ARC would ever consider approving metal roofs. He said that although metal roofs cost more, they last longer. Apparently, certain metal roofs would look very similar to the current approved tile roofs. The Committee said this could be taken up in the future, and perhaps this should be raised at a Board meeting. Permissible roof tiles are located on the website.

A homeowner expressed significant concern about his neighbor's lights/camera. He said that these are positioned directly into his lanai and onto his property. ARC members expressed the need for homeowners to respect the privacy and space of our neighbors. The Committee agreed to follow up on this complaint asap. Additionally, the Committee said that perhaps ARC Criteria should include the topic of cameras and outside lighting in the Community. It was agreed that this should be a future agenda item.

7. Discussion of modifications to the ARC request form. At this time, the ARC request form will not change. The paragraph (prior to the form) on the website will be removed.

8. Discussion of flow of Communication

ARC requests will be submitted thru the website and go directly to ARC members. All responses back to the homeowners will be through the ARC Chairperson.

9. Discussion of ARC Request dated 1/8/2026 from 14603

Glen Eden Drive to install post for bird feeder.

The homeowner withdrew this request. This topic was not discussed.

10. Adjournment

The meeting was adjourned at 3:46.