

BENT PINE PRESERVE DRB MEETING FOR JULY/AUGUST/SEPTEMBER 2023

The meeting was held at Bent Pine Golf Club on September 12, 2023 and called to order at 3:30 p.m.

In attendance were committee members Janeanne Stefanowitz, Bill Panny and Rebecca Bartlett. Quorum was established.

Homeowners attending were John Pupa, Jill and Kevin Platts, Josephine Winter and Steven Papa, Ilda and Juan Pimentel and Denise Tragale.

Attending by Zoom were homeowners Tony and Nicki Raganella, Scott Bresnahan and Terri McKay.

OLD BUSINESS

Minutes from 6/13/2023 meeting were previously read by each member via email. A motion to accept was made and seconded. Minutes were accepted.

Tree Removal, Replacement, Relocation in Common Area – Reminder to the homeowners of the BOD decision on May 31, 2023 Common Area tree requests will not be considered. Additionally, any disturbance to any Common Area trees may be considered a violation and fines may be imposed.

Bent Pine Preserve Guidelines – The BPP fence guidelines were approved by the BOD on May 31, 2023. The guidelines are posted on Watson Management's website.

Design Review Board Charter – The DRB Charter was established and approved by the BOD on May 31, 2023. It is available on Watson Management's website.

New Forms – The revised Request for Change form has been created and is available on Watson Management's website. As of October 1, 2023 homeowner's will be required to submit using the new form. Homeowner's using the old version will be asked to resubmit.

Process Timeline – The DRB had previously posted the Process Timeline to the Watson Management website. It has been brought to our attention that the Timeline is missing; DRB will contact Watson to have it reposted.

DRB Committee Seats – There are two seats available on the Design Review Board and anyone interested in volunteering may contact Watson Management.

NEW BUSINESS

DRB Information Email – The DRB has created an information email where homeowners may contact the DRB directly. Email address is: bentpinepreservedrbinfo@gmail.com. Watson Management will send an email out with this information.

Lifestyle Builders – Recently, the DRB has received request for change applications from Lifestyle Builders pertaining to construction elements, floor plans, driveways and color palettes. The DRB has now established a direct line of communication and approval process with Lifestyle Builders to ensure the bylaws are being followed.

Lifestyle Two-Story Home Request – A request was received from Lifestyle Builders on August 9, 2023 for a 2-story home with a 3 car garage to be built on LOT 16. The DRB is in discussion with the Bent Pine Preserve Board of Directors, Bent Pine Preserve HOA attorney, Bent Pine Community Association and the Bent Pine Community DRB regarding this request.

REQUEST FOR CHANGE APPLICATIONS - To ratify, the Secretary read the following ARC requests that were previously approved via email.

Jeff and Rebecca Bartlett 5844 Lake Pine Rd

Move five hibiscuses to rear bed add 3 triple adonidia and 1 palm tree. See attached diagram. NOTE: From rear of bed there is 27” to property line, the lot is 160 ft. deep.

Recommendation: Approve 2-0 Rebecca recused herself from the vote. Sent to Watson 7/24/2023.

Richard and Vionne Blaha 5861 Lake Pine Rd

PV Solar for Review/Approval.

Recommendation: Approve 3-0 unanimous. Sent to Watson 7/12/2023.

Richard and Vionne Blaha 5861 Lake Pine Rd

Exterior color approval.

Recommendation: Approve 3-0 unanimous. Homeowner reselected colors. Sent to Watson 8/1/2023.

Dan Clauw 5825 Palmetto Preserve Rd

Back Patio with pavers that match front driveway and 8 foot cooking island with brick color shown on attached photo.

Recommendation: Approve 3-0 unanimous with stipulations. Based on conversation with the homeowner BBQ approval for a green egg charcoal grill, requires no installation. Existing back concrete patio to be covered with pavers to match new pavers on patio. Sent to Watson 7/7/2023.

Keith Collazo 5820 Lake Pine Rd

Using matching color pavers (from driveway) to create patio outside of pool enclosure. Moving shrubs away from house. Adding to existing clusia. Replacing dirt trim around pool enclosure with rock.

Recommendation: Approve 3-0 unanimous with stipulation. Approval based on updated drawing 'B' showing foundation of home and A/C unit will remain shielded from front & side view. Patio may not encroach within 10 ft. setbacks. Sent to Watson 7/5/2023.

Jack and Claire Fenwick 5813 Lake Pine Rd

Exterior color approval.

Recommendation: Approve 3-0 unanimous. Sent to Watson 8/1/2023.

Jack and Claire Fenwick 5813 Lake Pine Rd

The addition includes extending rear porch pavers in a half circle patten off of the rear covered porch with widest part of open patio out 15 ft. In the center of the patio would be a gas model Fire Pit that would be supplied by an underground has line from the underground propane tank. The Fire Pit has a stainless steel gas burner and has a 39" diameter and is 15-1/2" high and has concrete exterior of

added stone veneer. The Fire Pit is artistically designed low profile and will include River rock stones, lava coals and desert sage branches (no large logs).

Recommendation: Approve 3-0 unanimous with stipulation that a landscape plan be submitted to the DRB which illustrates softening of the hardscape from neighbors view. Sent to Watson 7/3/2023.

Bill and Karen Foran 5601 Bent Pine Square

We would like to add a retractable screen to our current patio opening that faces the lake. Also each side has a 4' opening. One side will have a door and the other 4' space will have a permanent screen.

Recommendation: Rescinded on 8/15/2023. Sent to Watson 8/15/2023.

Bill and Karen Foran 5601 Bent Pine Square

All Star Seamless Gutter Pros are installing our gutters for the whole house. The color is Low Gloss White.

Recommendation: Approve 3-0 unanimous. Sent to Watson 7/3/2023.

Domenico and Julie Guttadauro 5691 Bent Pine Square

Continue clusia down sides and back of house. Landscaping back yard 5 feet from the wall with various plantings. See attached photos. Fan, coconut, bottle palms. Keeping trees and shrubs provided by GHO.

Recommendation: Pending, DRB requested more information.

Carla Harned 5760 Palmetto Preserve Rd

We would like to upgrade our landscaping including shrubs around the generator that we had installed. Plans attached.

Recommendation: Pending, DRB requested more information.

Carla Harned 5760 Palmetto Preserve Rd

We would like to fly the US Flag to the right of our front door (next to the window). Flag measures 30"x50".

Recommendation: Approve 3-0 unanimous. Per homeowner the flag will be in a hold on a flag pole and be put up in the AM and taken down around 5 PM per proper flag protocol. Sent to Watson 8/28/2023.

Timothy Hayes & Tyrone Holland 5785 Palmetto Preserve Rd

Building a new single family residence, need approval of exterior colors.

Recommendation: Deny per Bill Handler. Homeowner must select an approved Bent Pine Preserve color palette as long as it is not the same color as the two homes on each side or across the street. Sent to Watson 7/12/2023.

Timothy Hayes & Tyrone Holland 5785 Palmetto Preserve Rd

Resubmittal of exterior color approval.

Recommendation: Approve 3-0 unanimous. Sent to Watson 7/17/2023.

Jayme Hunt 5709 Bent Pine Square

I am planning to install hedge plants around my fence which is required. I am also hedging the other side of my pool for privacy. Please see attached drawings and estimate for further description.

Recommendation: Approve 3-0 unanimous with stipulations. Coco-plum hedges and robellini palm to be located inside of fence per homeowners email. Clusia hedge may not encroach on adjacent property and may not be planted within 5 feet of the rear wall. Sent to Watson on 9/10/2023.

Marisol and Christopher Johnson 5631 Bent Pine Square

Exterior color approval.

Recommendation: Approve 3-0 unanimous. Sent to Watson 8/7/2023.

Michael and Libby Keller 5649 Bent Pine Square

Adding 2 Japanese Blueberry shrubs (4-5 feet) on either side at entrance to driveway. Per homeowner Libby, the center of the planting hole will be 11-16 ft. from the street edge depending on utility lines at driveway.

Recommendation: Approve 3-0 unanimous with stipulations. Trees will be maintained by the homeowner so as to not impede neighbors view when exiting their property. Sent to Watson 7/3/2023.

Janet and Jason Lockridge 5836 Lake Pine Rd
Exterior color approval.

Recommendation: Approve 3-0 unanimous. Sent to Watson 7/21/2023.

Jeffrey and Jennifer Lomascolo 5661 Bent Pine Square
Exterior color change approval. Regatta blue shutters and Alabaster body color.

Recommendation: Deny 3-0 unanimous. F-1 9.Colors - Overly Bright Colors. Chapter 5.3 Guidelines and Procedures (b) Aesthetic Considerations. Previous palette was approved based on the overall neutral colors of Alabaster and Requisite Gray with limited accent color of Regatta. Previously approved palette is in harmony with the surrounding homes and overall aesthetics of the community. Sent to Watson 8/7/2023.

Jeffrey and Jennifer Lomascolo 5661 Bent Pine Square
Change exterior color for approval.

Recommendation: Approve 3-0 unanimous. Sent to Watson 8/1/2023.

Jeffrey and Jennifer Lomascolo 5661 Bent Pine Square
Change to exterior color for garage doors and corbels.

Recommendation: Approve 3-0 unanimous. Sent to Watson 8/7/2023.

Louis and Lamina Martinez 5637 Bent Pine Square
Exterior color approval.

Recommendation: Deny 3-0 unanimous. The homeowner can resubmit a new ARC request using Sherwin Williams paint colors. Sent to Watson 8/9/2023.

Louis and Lamina Martinez 5637 Bent Pine Square

Requesting approval for rack mount PV System (solar).

Recommendation: Approve 3-0 unanimous with stipulations. 1. Roof solar rack system must be low profile 2. System must be installed by a licensed and insured contractor and meet all county and state requirements. Sent to Watson 8/18/2023.

Nancy Milbury 5607 Bent Pine Square

Wish to enlarge back patio by 13'x22'. Using same gray pavers as already in use on covered patio.

Recommendation: Approve 3-0 unanimous with stipulation. Patio cannot infringe on 10 ft. rear setback. Sent to Watson 7/3/2023.

Steven Papa & Josephine Winter 5740 Bent Pine Square

Two additional Bahama shutters on north side (master bedroom and bath). Same color as existing shutters Roycroft Pewter. Installed by Treasure Coast Ornamental Iron, who installed existing shutters.

Recommendation: Approve 3-0 unanimous. Sent to Watson 7/5/2023.

Steven Papa & Josephine Winter 5740 Bent Pine Square

1) Add 2 palms (robellini or Christmas) front north see pictures, to conceal trash and A/C. 2) Add palm (robellini or Christmas) whichever covers better to conceal trash and A/C. 3) Add 3 Christmas palms 7 ft. apart to conceal north rear/side view to conceal trash and A/C. 4) Add 2 Christmas approx. 10 ft. apart to conceal A/C and trash area from rear/side north. 5) Add 3 Christmas 7 ft. apart to conceal pool equipment (rear/side view south side). 6) Add 1 Christmas and 1 hibiscus in front of generator to conceal (south front).

Recommendation: Deny 3-0 unanimous. Prior approval was given on the trash can screening. Prior approval was given for screening of pool equipment, A/C and generator. Alternative screening options denied. Sent to Watson 7/14/2023.

Steven Papa & Josephine Winter 5740 Bent Pine Square

Add copperleaf plants in front of existing arboricola hedge in 3 ft. plus mulch bed (mulch will be changed to stone per previous approval), on north and south side of screen enclosure.

Recommendation: Approve 3-0 unanimous. Sent to Watson 7/28/2023.

Stanley Podhirny 5529 Bent Pine Square

Gutters to be installed around the house. They will be the same color as the house trim (satin white gutters). We contracted with All-Pro Seamless to do the job. They said they did other houses in the developments.

Recommendation: Approve 3-0 unanimous. Sent to Watson 9/6/2023.

John Pupa 5589 Bent Pine Square

Plant two new Sylvestre Robusto palm trees in front yard per attached diagram. Trees currently approx. 9 ft. in height.

Recommendation: Deny 3-0 unanimous. More information requested but not received. Homeowner may resubmit this request with the size of the Sylvestre Robusto palm trees. On a survey map include the measurements to the sidewalk or street, property lines and the driveway.

John Pupa 5589 Bent Pine Square

Erect fence per attached diagram.

Recommendation: Deny 3-0 unanimous. The homeowner may resubmit according to the BPP fence guidelines for a lake lot. Please see attached. Sent to Watson 7/31/2023.

John Pupa 5589 Bent Pine Square

Install aluminum A-Series dark bronze 2- rail estate fence. See attached spec.

Recommendation: Approve 3-0 with stipulations. Front facing gate must have landscaping to shield from street view. Full perimeter of fence must be landscaped with hedge. Fence and hedge may not encroach on adjacent property. Sent to Watson 8/28/2023.

John Pupa 5589 Bent Pine Square

Change outside lighting 7 units per survey diagram.

Recommendation: Approve 2-1. Light must have a warm tone. Per Exhibit F-1 7. Exterior Lighting. No flashing or brilliant lights permitted. Per Exhibit F 2.8 Exterior Lighting. Light fixture may not become an annoyance or nuisance to the residents of adjacent properties. Sent to Watson 8/25/2023.

Jeff and Dorothy Reichle 5824 Lake Pine Rd

Rework existing beds, move and add some plants. Enlarge side yard beds along Flatwoods Drive and add two hardwood trees.

Recommendation: Approve 3-0 unanimous with stipulations. The Poinciana approval is for the dwarf variety only. Plantings must not infringe on Common Area and sidewalk. Plantings may not be located within the 10 ft. utility easement per Exhibit F 2.3 Easements and Right of Way. No changes to the Common Area. Two hardwood trees must remain on property as required per IRC Building Dept. Sent to Watson 7/14/2023.

Tianna and Chance Rueger 5755 Palmetto Preserve Rd

Exterior color approval.

Recommendation: Approve 3-0 unanimous. Sent to Watson 7/17/2023.

Michael and Janice Shaffer 5655 Bent Pine Sq

Exterior color approval.

Recommendation: Approve 3-0 unanimous. Sent to Watson 8/8/2023.

Michael and Janice Shaffer 5655 Bent Pine Sq

Continue landscape side borders around rear of screen enclosure for continuity and to protect screen. 1. Lay weed block. 2. ¾" white quartz river pebble. 3. Plastic edging (same theme as sides).

Recommendation: Approve 3-0 unanimous. Sent to Watson 9/10/2023.

Mary and Steve Theis 5523 Bent Pine Square

We are in need of gutters. We would like to install gutters around the perimeter of the house that will be the same color as our dark brown trim.

Recommendation: Approve 3-0 unanimous. Sent to Watson 6/20/2023.

Susan and Bruce Waluck 5583 Bent Pine Square

Remove trees that were left behind during the initial property clearing. As the trees grow they pose a threat of damage to our pool enclosure and home during storms. All other trees have been removed at waters' edge by GHO and (cont.) they should remove trees at LOT 43 as well. In addition, we paid for a view lot. We appreciate your assistance. See 2 pics enclosed. One pre-construction and one as of today.

Recommendation: Deny 3-0 unanimous. Per Bill Handler and the Board of Directors No Common Area trees/plants may be removed, replaced or relocated.

NOTE: Directed homeowners' to contact Bent Pine Golf Club. Sent to Watson 8/7/2023.

John and Lisa Wood 5517 Bent Pine Square

White gutters around the house to meet up with the Porch Factory screening and gutters at pool.

Recommendation: Approve 3-0 unanimous. Sent to Watson 7/3/2023.

Ronald Zunk 5553 Bent Pine Square

Putting pavers next to front door. Even with gutters this area fills up with water. We will put white pots with plants in the area. Jerry Lindsey from GHO recommended Perfect Pavers.

Recommendation: Approve 3-0 unanimous with stipulations. The pavers must be the same color and style as the current driveway pavers. Sent to Watson 8/15/2023.

OPEN DISCUSSION WITH HOMEOWNERS

- Inquiry on revising the fence policy for lake properties
- Holiday lighting policy
- Flag displays
- Two-story home request was discussed and homeowners expressed their concern and none were in favor of the proposed Lifestyle home
- DRB requesting funds for a zoom account
- The condition of the lake along with dead trees in Common Area was a concern
- Irrigation concerns and frustration were expressed by all homeowners

The next DRB meeting will be held at Bent Pine Golf Club on Tuesday October 10, 2023 at 3:30 p.m.

Meeting adjourned at 4:50 p.m.

Regards,

Rebecca Bartlett, Secretary
Bent Pine Preserve Design Review Board