

KEY WEST GOLF CLUB HOMEOWNERS' ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES

74 Golf Club Drive
Key West, Florida 33040
Tuesday, October 17th, 2023
6:15PM

1. CALL TO ORDER:

The Architectural Review Committee meeting was called to order at 6:15pm by Greer Griffith. Seconded by Susan Berland.

2. DETERMINATION OF QUORUM:

Laurie McChesney, Jose Wenzel, and Anne Gerage were present in person on behalf of CAC management. Dave Hubbert, Treasurer, Robin Mitchell, VP were present in person.

3. PROOF OF MEETING NOTICE:

The CAC Management sent a mass email and posted the agenda on the message board.

4. APPROVAL OF PRIOR MINUTES:

Greer Griffith approved minutes from 9/12/2023 ARC Meeting with typo correction for 61 GCD (siding not sliding), Susan seconded.

5. OLD BUSINESS:

- **67A SBW** – Owners did not attend. Enclose front & rear porches. If windows are same style/size as Conch, they can proceed with changes. All voted on & approved conceptual idea of enclosed porch but still need drawings and owner representation before final approval. Issue tabled until the next ARC meeting.
- **3 KW** – Owners did not attend. The committee will not discuss 4' home raising issue w/o representation. All voted to table ARC request until next meeting.
- **255 GCD** – Susan motioned, Janice approved.
- **9 SBW** – Susan motioned, Janice approved.
- **206 GCD** – Susan motioned, Janice approved (using any one of agreed upon color choices: SW 6594, SW 6601, SW 6608.)

6. NEW BUSINESS:

- **20 WDL** – Owner did not attend. This was a last-minute ARC request that was added to the meeting. Replacing 7 shutters with like shutters, hurricane impact. Need work start/end dates so the committee tabled the issue until the owner is contacted for more details.

COMMITTEE DISCUSSION:

- Owners must attend or have a representative at ARC meetings for consideration by the committee. Susan stated that any new ARC applications sent to the committee after the agenda has been posted must be tabled until next meeting. Motion carried and approved.
- Tom Siburg gave insight into area home-elevation requirements, flood insurance liabilities and FEMA appeals in progress. FEMA currently requires 9' above sea level. If the county/city appeal is denied, most homes in KWGC will be 2.5' below that flood level. Some homes are in AE9 zone (lose 1.5') but most homes are AE10 zoned (lose 2.5'.) If owners do not lift, flood insurance could substantially increase. Robin estimates that insurance may be \$40-60K so raising the home would be less costly.
- Susan stated that home raising is not something that the ARC should lead. Suggested this be handled by BOD as it's prudent to plan and collectively come together in deciding (and voting on) community elevation needs. No homeowner will be approved for home elevation until BOD mandates a community process. All agreed to present the homeowners questions to BOD.

- Homeowner advised he plans to formally object to neighbors' elevation. Asked what is procedure to raise homes in KWGC? Greer said it's a new question so BOD will be gathering more info before putting forth protocols.
- Dave stated that most owners don't know the style of their homes and some model plans are missing from website. All agreed we need to update website ARC forms with every home style.
- Dave advised he will update website ARC request forms for project timelines, window replacement specs, and what 'in kind replacement' specifically means. We must make clear that in kind means 'exterior should not be altered in any form.'
- Susan asked that we add to our website the Rulebook updates she previously emailed. Dave agreed to do so.

7. ADJOURNMENT:

Greer Griffith moved to adjourn the meeting; Janice Whittemore seconded the motion. The meeting was adjourned at 7:28pm.