

STONEYBROOK AT VENICE
ARC COMMITTEE MEETING MINUTES

DATE: 3/13/2025

TIME: 9:30 AM

LOCATION: Stoneybrook at Venice Community Center

- 1 Call to order.
- 2 Establish quorum. Bill Durr, Ken Wilding, Joan Daniels, Debra Elvine, Joe Tururro, Jerry Zezas, RobinWheeler, Howard Wendt
- 3 Reading/approval of February 2025 Minutes.
- 4 Review Homeowner ARC Applications:

#	LOT	LAST NAME	ADDRESS	WORK TYPE	APPROVAL STATUS
1	1142	Fuimara	2228 Sadira	Roof	DENIED PENDING
2	1535	Wood/Brannon	2193 Nettlebush Lane	Windows	APPROVED
3	1646	McGuinness	11425 Dancing River	Gutter & Downspout replacements	APPROVED
4	1646	McGuinness	11425 Dancing River	Sliding glass door (1) and window replacement (1)	APPROVED
5	1447	Yatzyshyn	11705 Spotted Margay Ave	Accordian Shutters	APPROVED
6	2053	King	12006 Tempest Harbor Loop	A. Accordian Shutters, B. Painting	6A APPROVED - SHUTTERS 6B APPROVED Garage door paint
7	1106	Maddux	11927 Granite Woods Loop	Roof	APPROVED
8	1261	Temple	11573 Dancing River	Gutters	APPROVED
9	1261	Temple	11573 Dancing River	Front entry screen in enclosure	APPROVED
10	1508	Wall/Gustafson	11683 Anhinga Ave	Exterior Paint	APPROVED PENDING
11	2141	Progress Residential Borrower 9, LLC	11719 Tempest Harbor Loop	Exterior Paint	APPROVED
12	2141	Progress Residential Borrower 9, LLC	11719 Tempest Harbor Loop	Stucco Repair	APPROVED
13	1145	Montar	11851 Granite Woods Loop	Accordian Shutters	APPROVED
14	1452	Iuni	11725 Spotted Margay Ave	Tree Removal	APPROVED
15	1310	Sufferling	2169 Weaver Bird	Extend Lanai	DENIED
16	2065	Crudele	11965 Tempest Harbor Loop	Exterior Paint	APPROVED
17	1575	Falkenhan	11478 Saffron Court	Impact Windows & Hurricane Screens	APPROVED
18	1236	Walligorski	1922 Mesic Hammock Way	Driveway - Remove Brick / Level / Grade / and Replace Same Bricks	APPROVED

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19	1145	Montar	11851 Granite Woods Loop	Impact Windows	APPROVED
20	1339	Kelly/Britt	2210 Chenille Court	Lanai Expansion	DENIED PENDING
21	1032	Lozier	11902 Granite Woods Loop	Exterior Paint	APPROVED PENDING
22	1514	Beran	11707 Anhinga Ave	PV Solar Panels on rooftop	APPROVED
23	1451	Myers	11721 Spotted Margay Ave	Storm Shutters	APPROVED
24	1484	Tinney	2176 Nettlebush Lane	Storm Shutters	APPROVED
25	1120	LaBrant	11911 Granite Woods Loop	Exterior Paint	APPROVED
26	1083	BARONE	12062 Granite Woods Loop	DRIVEWAY REPLACEMENT/ EXPANSION	APPROVED
27	1422	Kline	1951 Mesic Hammock Way	WINDOW / DOOR REPLACEMENT	APPROVED
28	2100	Beam	11803 Tempest Harbor Loop	EXTERIOR PAINT	APPROVED
29	1131	Mancuso	2225 Sadira	FENCE	DENIED

5 Other Business: The Committee will start weekly on-site application reviews and answer homeowner questions as needed. Committee will review the need for an ARC email URL

6 Committee discussion: Howard has new house color book available and will look to combining the Roof Books

7 Adjourned meeting: 11:20 AM

8 Next Meeting: April 10th

Submitted: Howard Wendt ARC Chairman

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