

Minutes - Glenlakes Unit One Board of Directors Meeting
September 23, 2020

On September 23, 2020 a meeting of the Glenlakes Unit One Board of Directors was held at the Glenlakes Golf Clubhouse. Present at the meeting were: President Kevin Berland, Architectural Review Committee (ARC) Coordinator Scott Wiginton, Board Member Ken Fletcher, ARC Member David Vosloh, ARC Member Joe Landrum, and Neighborhood Watch Officer Mike Willis

President Berland announced that an longstanding Member lien of \$870 has been paid and the lien has been released.

There was a discussion of tree cutting requirements. The theme of the discussion was that the Board and the ARC were sensitive to Members' concerns about potential property damage from trees but our actions must be in accordance with our Covenants and Architectural Requirements. The Board and ARC do not want widespread removal of trees to the point that Carnoustie Place winds up looking "naked" like a neighboring POA. Accordingly, the ARC's policy has been that if a Member's tree is removed, it generally must be replaced with another tree somewhere in a Member's lot within 90 days. Variations from this rule require specific ARC approval. The existing Covenant requiring ARC approval prior to cutting trees six inches in diameter or larger continues in force. The ARC has significant latitude within the Covenant and is committed to providing prompt reviews of these requests.

The ARC stated that if a Member's tree was blown down, is leaning over a in danger of falling, is split, or has roots exposed, no ARC approval is required for removal. When exigent circumstances such as these necessitate the immediate removal of a tree by a Member, that Member still must replace the tree somewhere on their property.

There was a discussion of metal roofs. Metal roofs are prohibited by our Architectural Requirements but metal shingles that emulate architectural shingles are permitted with prior approval by the ARC.

There was a discussion of tree removal from the POA common property. Two bids will be obtained for tree removal.

President Berland stated that he wants Members to know that the Board is sensitive to concerns related to Hurricane Sally and is working hard to be responsive.

Kevin Berland, President

Date