

Haile Village Center Owners Association, Inc.

Architectural Review Board

## Meeting Minutes

May 28, 2024

Meeting Notices were posted on site as required.

Haile Village Center Owners Association, Inc. meeting was held via Zoom and in person at 5230 SW 91 Drive Suite C Gainesville, FL 32608.

Architectural Review Board Members Present: All

Haile Management: Bobbie Jo Blackwell, CAM

Quorum and Call to Order: The meeting was called to order with all Board members present.

### 1. 4838 SW 91 Drive Replace all Windows: **NOT APPROVED**

**Response from ARB:** *By the power given to the Architectural Review Board by the Haile Village Center Declaration of Covenants, as amended, the Architectural Review Board ("ARB") reviews and evaluates applications that are properly presented pursuant to the Architectural Review Board Guidelines and Planning Criteria that was published and adopted by the Haile Village Board of Directors on June 29, 2023 and Section 720.3035 Fla. Stats.*

*The ARB understands that the current request seeks to replace windows with windows of the same color, but somewhat different design. In reviewing applications, this Board seeks to protect the nature and integrity of the Haile Village and in doing so takes into consideration, among other criteria, the consistency of the request with the style of the neighborhood in general and nearby homes in particular in order to ensure harmony, therewith, as well as harmony with the existing design of the home.*

*The requested windows deviate from the foregoing criteria because the window muntins and mullions are internal to the glass panes instead of being expressed on the outside of the glass like those that currently exist for the windows on the home as well as for nearby homes on the street. Further, the requested windows are single hung instead of the double-hung windows that are currently on the home and prevalent in the neighborhood. These nuances are apparent from the street and are part of the ambiance and character of the neighborhood; and so, the ARB must take them into consideration. Consequently, the Board regrettably denies the request but suggests that the applicant consider as an alternative, replacing the windows with windows that are double-hung that have either expressed muntins and mullions or that have no muntins or mullions.*

*Finally, if the applicant seeks to replace less than all of the windows, the muntin/mullion pattern and window color is required to match that of the existing windows. If the applicant seeks to replace all of the windows, the applicant may consider using windows with no muntins or mullions as an acceptable alternative.*

2. Next Meeting Date: ARB Meetings are requested as needed.

3. Adjournment: There being no further business, it was unanimously agreed to adjourn the meeting.

Respectfully submitted by Bobbie Jo Blackwell, CAM, Haile Management