

THE ARCHITECTURAL REVIEW COMMITTEE MEETING

April 14th, 2026

10:00 a.m.

The Architectural Review Committee held a meeting on this date and time in the Clubhouse of the Ocean Gallery, 4600 A1A South, St. Augustine, FL 32080.

Vickie Bonanno called the meeting to order at 10:05 a.m.

Call to Order

Gayle Krug
Marcia Johnston
Vickie Bonanno

Absent

Proof of Notice:

Notice of the meeting was emailed to the membership on April 9th and posted on all official bulletin boards of the association in accordance with FS718.

Approval of Minutes

With the minutes distributed to all Committee Members, Marica Johnston made a motion to approve the minutes of the 11/3/25 meeting as presented. Gayle Krug seconded the motion. With all in favor, the motion passed unanimously. (See Exhibit A)

Old Business

- a. **General Managers Modification Request Log**— Vickie Bonanno reviewed the General Manager's Log (see Exhibit B). Since the November meeting, 17 modification requests have been approved through the expedited process. She explained that a portion of this meeting will focus on updating the expedited process to include additional standards that qualify for quick approval. Vickie also noted that every request submitted to the management office is documented in the GM Log as part of the official records.

New Business

- a. **Election of Chairwoman** – Marcia Johnston made a motion to elect Gayle Krug as the Chairwoman. Vickie Bonanno seconded the motion. All were in favor and the motion passed.

- b. **Villages entryway sidewalk colors** – The ARC met with a representative from Sherwin-Williams, who presented color options coordinated with the existing building palettes for each association. Following the presentation, six concrete stain colors were selected for approval as acceptable options for entryway surfaces. The ARC also agreed on three Resin Quartz colors for use and confirmed that the Vistas custom epoxy used on the walkways will be an approved option as well. (See Exhibit C) These selections are intended to create a consistent and uniform appearance throughout the community. Owners choosing a concrete stain will be required to add a grit component to ensure slip resistance. Resin Quartz and the Vistas custom epoxy already contain grit and do not require additional additives. After a discussion, Gayle Krug made a motion to accept all the concrete colors as presented. Marcia seconded the motion. All were in favor and the motion carried. Vickie noted that the office will maintain a list of units that have used the

approved colors so owners can view how the colors appear in different locations and see them in person.

c. Villages entryway Standards- Following an inspection of the Village's ground-floor entryways, the ARC presented proposed entryway Standards for the Villages. (See Exhibit D) Vickie Bonanno explained that the Village Boards may not add additional Standards beyond those established by the ARC but may choose to reduce them if they deem it appropriate. Entryways that do not currently meet the proposed ARC standards will be grandfathered in. Vickie clarified that any grandfathered entryways may remain as long as they are properly maintained; however, if a repair or replacement becomes necessary, it will be the owner's responsibility to bring the entryway into full compliance with the current ARC standards. As approved, the new entryway standards will take effect on April 14th. Gayle amended the Standards to require that installed lattice be painted to match the trim. Gayle made a motion to accept the amended entryway standards. Marcia Johnston seconded the motion. All were in favor and the motion passed.

d. Modification Request 112 Del Lago Lane- Install decorative stone veneer- (See Exhibit E) The homeowner submitted a request to paint their house. The 2 colors are Alabaster and Lunar Lite. Gayle Krug made a motion to approve both presented colors. The homeowner also submitted a request to change the garage color to Urbane Bronze and to add decorative stone veneer on the lower portion of the home. With multiple homeowners present, the ARC sought the neighbors' opinions. From that, none of the homeowners opposed what was presented, and they said it was an improvement to the homes. Vickie stated she wasn't comfortable approving the stone veneer without the ARC having a standard on such a drastic change for single-family homes. The committee agreed to add natural stone veneer as a Standard for single-family homes.

The Standard will read as follows: Homeowners may install a limited amount of neutral, natural-colored stone façade only on the lower front portion of the home.

1. Must not exceed more than one-third (33%) of the face of the home.
2. Must be below the lower architectural trim line on the front of the home.
3. Must be natural stone veneer, not manmade material.
4. It must be harmonious in color with the home.
5. Stone on entryway columns or pillars will not exceed the height of the door.

After a lengthy discussion, Marica Johnson made a motion to adopt the discussed Standard as presented. Gayle Krug seconded the motion. All were in favor, and the motion passed unanimously. Marcia Johnston made a motion to add an additional bullet point (5) to the previously approved Standard. Gayle Krug seconded the motion. With all in favor, the motion carried.

Marcia Johnston made a motion to approve the stone veneer for 112 VDL Lane. Gayle Krug seconded the motion. All were in favor and the motion passed. Marcia Johnston made a motion to approve the Urbane Bronze paint for the 112 VDL Lane garage. Gayle Krug seconded the motion. With all in favor, the motion passed.

Gayle Krug moved to adjourn, which Marcia Johnston seconded. All were in favor, and the motion passed. The adjournment was at 12:05 p.m.