

THE ARCHITECTURAL REVIEW COMMITTEE MEETING

April 22nd, 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.

Gayle Krug called the meeting to order at 10:05 a.m.

Call to Order

Absent

Gayle Krug

Marcia Johnston

Vickie Bonanno

Proof of Notice:

Notice of the meeting was emailed to the membership on April 20th 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, Marcia Johnston proposed an amendment to the final sentence of agenda item “d” to include the word “natural,” resulting in the revised statement: “The committee agreed to add **natural** stone veneer as a Standard for single-family homes.” Marcia Johnston then made a motion to approve the minutes of the April 14, 2026, meeting as amended. Vickie Bonanno seconded the motion. With all in favor, the motion passed. (See Exhibit A)

Old Business

- a. **General Managers Modification Request Log**—No additional items have been approved since the April 14 meeting, aside from the two modification requests scheduled for discussion today.

New Business

- a. **Amendment to the A/C Standards**— (See Exhibit B) Chairwoman Gayle Krug mentioned the ARC will be amending the A/C Standards to include the wording mini-splits, which states that “all A/C compressors shall be screened from view by fence, wall, or shrubbery.” Vickie Bonanno made a motion to add the wording mini-split to the A/C Standards. The Standard will now read “all A/C compressors, including mini splits, shall be screened from view by fence, wall, or shrubbery.” Marcia Johnston seconded the motion. All were in favor, and the motion carried.
- b. **Modification Request 101 Del Lago Lane- Install pergola over pavers**- (See Exhibit C) The owner presented his request to the ARC, seeking approval to install a pergola to provide shade. Chairwoman Gayle Krug noted that the home survey indicates a previously covered rear porch that a former owner enclosed. Following discussion, Vickie Bonanno expressed concern that the proposed pergola may not meet hurricane standards. She also referenced the requirement that structures be in harmony with other single-family homes; currently, no other single-family home has a similar pergola. The ARC recommended reviewing existing porches in the community to better understand what is considered harmonious. The ARC agreed that the existing porches were originally constructed as attached components of the homes and part of the structural

design. Vickie Bonanno made a motion to deny the request as presented. Marcia Johnston seconded the motion. With all in favor, the motion passed unanimously. If the homeowner resubmits the request, the ARC will require a complete modification request, including an engineer's approval for attaching the pergola, county-approved plans, and the listed contractor.

- C. Request to display a Thin Blue Line flag in the common area-** (See Exhibit D) Vickie Bonanno stated that she views the Thin Blue Line flag as identifiable as the American flag, which is permitted to be flown under Florida Statute 718.113 for condominiums. She also noted that Florida Statute 720.304 for Homeowners Associations allows First Responder Flags, including those representing Law Enforcement Officers, to be displayed. Marcia Johnston recused herself from voting, as her husband submitted the request. After a discussion, Vickie Bonanno made a motion that the Thin Blue Line flag be treated as an American flag and displayed respectfully. Gayle Krug seconded the motion. All were in favor, and the motion passed. Vickie Bonanno asked Sherri to inform the OGPOA of the ARC's approval of the Thin Blue Line flag to be flown.

Marcia Johnston moved to adjourn, which Gayle Krug seconded. All were in favor, and the motion passed. The adjournment was at 11:45 a.m.