

Roofs:

- Roof materials may be dimensional fiberglass shingles (25 years or better), wood shingles, galvalumc steel (corrugated, 5V-crimp or standing seam), aluminum, stainless steel, or copper.
- Concrete tiles must be compatible with the architectural style and be approved by the ARC.

Gutters:

- If used at front of house, ~~must~~ **may** be ½ round made from natural aluminum or copper, **or K-style gutters**.
Downspouts should also be round.
- At other than the front, gutters and downspouts may be any shape.

Soffits:

- T&G wood or simulated bead board plywood may be use all around.
- Aluminum soffits may be used only at sides and rear.

Windows:

- Windows can be wood single or double glazed double-hung or casement types with clear glass and true or simulated divided lights. Whether true or simulated, muntins must have a dimensional profile (not flat) based on traditional wood window designs.
- Clad units are acceptable. Aluminum or composite windows are subject to approval by the town architect.

Traditional Townhomes Owners Association, Inc.
PROPOSED Meeting Minutes
Zoom Meeting
July 26, 2023

Meeting called to order by Scott Stephens at 6:03 pm

Nicole Gitney moved to approve meeting minutes for previous meeting, Kevin Plesnik seconded.
Motion passed.

Board members present: Scott Stephens, Nicole Gitney, and Kevin Plesnik

Homeowners present: Carolyn Gayle, Beau Skonieczny and Bob Ayers

Guests present: Chris Cernosek from Westcoast Management

Financial review given by Scott Stephens

Old Business

- Fascia and soffit repairs will be done once INSG is approved
- Pressure washing to be completed in the fall
- Scraping and cleaning of windows to be done in line with painting
- Painting – Tabled
- Mailboxes – homeowners' responsibility

New Business

- Nicole Gitney motioned to change WPV INSG regarding gutters to read – “If used at front of house, may be ½ round made from natural aluminum or copper, or K-style gutters. Downspouts should also be round.” Motion seconded by Kevin Plesnik. Motion carried.
- Scott Stephens moved to approve YJ All in One proposal for \$80.00 to repair the broken downspout at 10019 Bradwell Place, Nicole Gitney seconded. Motion carried.
- Scott Stephens moved to approve YJ All in One proposal for \$1200 to repair the cracked landing at 10017 Bradwell Place, Nicole Gitney seconded. Motion carried.
- Kevin Plesnik moved to approve YJ All in One proposal for \$1550.00 for 10025 Bradwell to repair the bubbled paint on the lanai wall. Nicole Gitney seconded. Motion carried.
- Scott Stephens moved to approve YJ All in One proposal for \$1400 to repair the wall at 10011 Bradwell Place. Kevin Plesnik seconded, motion carried.

Meeting adjourned at 6:58 PM

Meeting minutes respectfully submitted by Chris Cernosek, CAM with Westcoast Management.

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