

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Design Review Committee
February 5, 2009

Robert Krueger called the meeting to order at 10:04 a.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

Robert Krueger, Chair
Shirley Gold, Committee Member

Carol Post, Committee Member
Chris Gourdie, General Manager

The first item on the agenda was approval of a new style of building lights. Chris Gourdie showed the committee samples of the new light fixtures which had been installed outside the Association office. He pointed out that the new style is open on the bottom and will not collect bugs, has an attractive appearance, and is a better light. He said that the cost to change out all the lights on a building would be approximately \$700 per building and could be done as each building is PM'd. Shirley Gold moved, and Carol Post seconded a motion, which was passed unanimously, to endorse the proposed lighting change.

The next item on the agenda was approval of new door signs. Mr. Gourdie presented to the committee a sample of the current oval door sign and the new proposed sign. He indicated that the cost to duplicate the current Plexiglas sign with the raised edge would be approximately \$60 each. The new proposed sign made of a fiberglass material with a type of decal would be approximately \$8 each. Shirley Gold moved and Carol Post seconded a motion, which was passed unanimously to endorse the new door signage.

The next item on the agenda was discussion of replacement locks for front doors. Shirley Gold indicated that she had recently had a problem with her lock and that the locksmith did not feel comfortable changing the lock without approval of the Association. Ms. Gold suggested that the committee look into finding a comparable attractive lock and plate so owners would have an Association-approved lock in the event theirs needs to be changed. It was decided that antique brass would be the best color, but that more research was needed as to style.

The next item on the agenda was discussion of changes to the Design Review Policy. Carol Post pointed out that the current policy requires owners who screen their patios and balconies to remove the screening at the time the building is repainted, but that this doesn't benefit the Association since the painters still must tape off the extrusion or cut in around it when painting. Different options were discussed, including giving the owner the option to paint the interior of the screen room. It was decided by consensus of the committee to recommend to the board that the paragraph beginning "Provisions must be made for the removal of the screening" on page 3 of the Application to Change Membership-Approved Items of the Common Element be deleted and the following wording be inserted, "At the time the building is to be painted, due to the extra work involved in painting areas where a screen room is installed, the owner will be charged a fee of \$190.00* at the time of painting," with a note reading, "*Price subject to change."

The last item on the agenda was a discussion of new building paint colors. Chris Gourdie discussed the need for updating the paint colors on the buildings and informed the committee that ICI, the Association's paint supplier, had sent him computer software which will impose different paint color combinations on a picture of one of Grenelefe's buildings. Since the program had just been received, he didn't have anything ready to show the committee at that time, but indicated that he would provide pictures at a future meeting.

At 10:50 a.m., Carol Post moved and Shirley Gold seconded a motion to adjourn.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carol Post".

Carol Post
Secretary