



Spring Run Golf Club Community Association, Inc.
Board of Directors Meeting
Thursday February 25, 2021 at 3pm
Lakeview Room and via ZOOM

- I. Open Comment Period
- II. Pledge of Allegiance, Call to Order Jim Rock
- III. Roll Call Joy Ellis
- IV. Approval Last Meeting's Minutes Jim Rock
- V. President's Comments Jim Rock
- VI. Committee Reports (2 minutes)
 - Architectural Review Bill Hess
 - Bocce and Tennis Bill Hess
 - Election Committee Bill Hess
 - External Affairs Marilyn Edwards
 - Finance Bob Owens
 - Golf Jim Vohs
 - Greens Vince Corso
 - House Paula Lockhart
 - iLife Terry Socol
 - Landscape Committee Marilee Spence
 - LEAD Mark Michel
 - Neighborhood Reps Dennis Parass
 - Privacy and Safety Jim Vohs
 - Strategic Planning Judy Ehman
- VII. General Manager Report Michael Zigler
- VIII. Old Business Items requiring Board Action
 - Proposed Updates to the Dress Code Policy
 - Proposed Committee Descriptions
- IX. New Business Items requiring Board Action *(scroll for additional documents)*
 - Proposed Changes to Language of the Declaration of Covenants, Conditions, and Restrictions
 - Entire document, along with exhibits including the Bylaws, is being scrubbed of old developer language that is extraneous and outdated. Also, all amendments will now be inserted into the Declaration so that it is a single, clean document. These changes are strictly housekeeping. There are no changes to the spirit of any of the document. *(Full declaration with changes to be emailed on Thursday)*
 - Proposed change to ARC Guidelines Section IV A. Residential Components:
 - **7. Lanai Screen Enclosures:** ARC and Neighborhood ARC approval required.
 - Modifications to the original lanai screening and framework to create a "picture window or panoramic view" by removing vertical or horizontal bars is permissible on all Spring Run properties, except 2nd floor condos or carriage homes. 1st floor condos, carriage homes and attached villas must keep an exit screen door to the rear yard. Lanai screen enclosure metal color must be white, charcoal, or bronze as specified by the applicant's Neighborhood ARC. Condos and carriage houses must use white. Attached and detached villas must use bronze. All lanai screen fabric must be charcoal color, regardless of the model of the home.
 - Strategic Planning Committee motion that we extend the end of the current plan from 2021 to 2023 as the current plan needs more time to complete.
- X. The next Meeting is the Annual Meeting on Thursday March 25, 2021 at 3 PM
- XI. Adjournment