

AUGUST ARC AGENDA

Date: August 10, 2026 | **Time:** 3:00 PM | **Location:** [Zoom](#)

Meeting Chair: Steph Bairey

Call to Order & Quorum Check

- Confirmation of attendees and recording of minutes.

Inbox: New ARC requests since July 20:

- **Ramp Lighting (Maintenance Committee):** Submitted August 7 by Judy Goehler on behalf of Maintenance. Proposal is to replace the intermittent light boxes with outdoor rope lights along the ramp, five 16-ft boxes covering 80 feet of the 88-foot ramp, \$89.90 total. One box has been purchased for a test. Mike Goehler is the responsible person. **Approved by committee email vote** August 8 (Steph, Ilene, Danna) as a reversible zip-tie test installation, with the committee to view the result before permanent wiring, conduit repair, and removal of the failing junction box. Mike will install during the coming week.
- **Homes for Sale Sign, final design (Liz Munnelly):** Final design circulated July 30. Two-sided hanging sign, 50" x 5", PMS 282 with white text, pointing to the Realtor Kiosk. **Approved by committee email vote** July 30 (Steph, Kate, Ilene). Liz is proceeding with the Anderson Signs quote so the Board has a dollar figure. Closes the April 15 Patterson request.

Completed:

- **Slip #580 (Dickey/Langevin)** — Closed. The commercial staging materials have been removed from the deck.

Active Issues:

- **Slip #526 (Rosebery)** — Danna, point person. Pre-meeting check-in per the new monthly cadence. Status update.
- **Slip #530 (Friend)** — Sylvia, point person. Corrected notice was to be resent identifying the correct side of the slip. Status update.
- **Slip #540 (Wiley)** — Sylvia, point person. Owner cooperatively addressing remaining items, including siding repairs. Status update.

New Business:

- **Slip #580, prospective sale:** Kelly Monfort inquired July 29 on behalf of buyers who intend to remove the existing home and tow in an existing house built elsewhere. ARC responded July 30 confirming that everything floating at a slip counts toward one 60-foot total measured from the walkway, that nothing may extend outside slip boundaries, and that grandfathered status does not carry over to a replacement structure. Discuss ARC's role in review, what should be required at submission, and at what point the committee expects to see dimensions and plans.
- **Committee coordination question:** Ilene asked (August 8) whether there is a central point to which committee reports go, using the example of Beautification and Maintenance both working

the ramp. Gigi to speak to the new governance structure and how overlapping committee work is deconflicted.

- **Realtor sign placement:** For awareness only. The Board has voted that large post-mounted real estate signs are no longer permitted. The sign at the right of the entrance sits on Lotus Isle property rather than TDA property, with that owner's permission, and the Board plans to ask the agent and homeowner to remove it as a courtesy. ARC has no role while this sits with the Board; Gigi to update the committee as it progresses.
- **ComCom newsletter:** ARC's contribution to the next issue, per the July discussion (committee recruitment, description of ARC's role, recognition of well-maintained properties, preview of common survey findings).

Committee Operations:

- **Property survey:** Danna to provide update on the written proposal for rolling sectional surveys, with alternative options and a review of the existing checklist and files.
- **Free Bench:** Status of the hand-off to the Community Committee, including outreach to Janice regarding the physical area.

Adjournment