

**Orange Tree Estate Homes October 14, 2026 6:30 – 8:30 PM**

**Hybrid Meeting of the Board of Directors**

**<https://meet.goto.com/218052909> or by phone [+1 \(646\) 749-3122](tel:+16467493122), Access Code: 218-052-909**

- I. Call to Order
- II. Establish Quorum
- III. Secretary Report Approval of Minutes
- IV. Treasurer Report
  - a. Proposed 2027 Budget
  - b. Revised Reserve Study
- V. President Report
  - a. Violations Summary
  - b. Leased Property Violations
  - c. EH Zero Cost Lease Use for Unit 3 rear easements
- VI. ARB Committee
  - a. Setbacks and easements reminder
  - b. Outdoor Kitchens AR Guidelines Update
- VII. Grievance and Fining Committee
  - a. Status of Collections, Compliance for fined properties
- VIII. Master Appointee Report
- IX. Management Report / Activities Status
- X. Unfinished Business
  - a. EH Zero Cost Lease Use for Unit 3 rear easements – Vote
  - b. Storm Drain for Phase I Paving roads, 1 Edgeworth Repair - Vote
- XI. New Business
  - a. Eligibility for Leasing Properties reminder
  - b. Non-Compliant Properties next steps - Vote
- XII. Other Board Items
  - a. Upcoming Social Committee Events
- XIII. Open Forum
- XIV. Adjournment

## **ESTATE HOMES BOARD OF DIRECTORS MEETING**

**Subject:** Architectural Guidelines Update for Estate Homes Architectural Guidelines Article III.P. Gazebos.

### **Existing:**

**P. Gazebos:** ACB approval is required prior to the construction of any gazebo. Any gazebo must be an integral part of the landscape plan and must not obstruct any adjacent property owner's view. Greenhouses and solariums are prohibited.

### **Update:**

P. Gazebos and Pergolas: Greenhouses and solariums are prohibited. ACB approval is required prior to the construction of any gazebo or pergola. Any gazebo or pergola must be an integral part of the landscape plan and must not obstruct any adjacent property owner's view. Therefore, for some lots a gazebo or pergola may not be possible. To minimize hurricane risk to other property any gazebo or pergola, including footing and anchoring, must be rated for 140 mph winds. (Footings are typically screw in commercial ground anchors, concrete piers or a monolithic concrete slab that is 4-6 inches thick and 12-16 inches thick around the perimeter and where the gazebo or pergola is attached.)

A gazebo or pergola must be open on all sides except that a hexagonal or octagonal gazebo may have railings no more than 36 inches high with balusters having a minimum open space of 3 inches between balusters. The footprint of a rectangular gazebo or pergola cannot exceed 12 feet by 14 feet or 13 feet by 13 feet. The footprint of a non-rectangular gazebo or pergola must fit within a 12 foot diameter circle. The height of a gazebo or pergola cannot exceed 9 feet for a non-peaked roof or 11 feet for a peaked roof. Wood, wood-like materials and metal are acceptable materials for a gazebo or pergola. The roof of a pergola may have closable louvers or a retractable sunscreen. Acceptable roof materials for a gazebo are corrugated metal or shingles that match the shingles on the house. All applications for a gazebo or pergola must include a copy of the survey with the location of the gazebo or pergola clearly shown to scale and showing compliance with all easement and setback requirements.

Approval of any gazebo or pergola that is fastened to the house, has a footprint that exceeds 120 square feet or has electrical or plumbing shall be conditioned on the homeowner providing a copy of the building permit to the office before any construction begins.