



Costa Del Sol

EXECUTIVE COMMITTEE MEETING

TUESDAY, MAY 20th, 2025

TIME: 6:00 P.M.

Meeting held in person at the Association Clubhouse Conference Room and Via Zoom

MEETING MINUTES

I. Call to Order

Lesley Called the meeting to order at 6:09 PM

II. Roll Call, Determination of Quorum

Lesley, Raul, Georgina, Susan and Derek (5 of 5) Quorum achieved

III. Approval of ExCom Minutes

Lesley motioned to approve the May 8th, 2025 meeting minutes. Susan seconded. All in favor. Motion approved.

IV. Presentation of Proposed Color Scheme for Community Painting

Community Color Scheme Modernization Proposal presented by Andres Gutierrez

The meeting discussed a proposal to update the community's color scheme to improve curb appeal and property values. The presenter, a licensed real estate agent and mortgage broker, proposed using AI technology to modernize the community's exterior look, focusing on lighter tones and trending colors. They suggested changing the paint colors, updating wood elements, and potentially adjusting garage door colors. The presenter emphasized that while they cannot guarantee increased property values, the changes could help attract younger buyers and align with neighboring communities' aesthetics.

The group reviewed various renderings of buildings with different color schemes, while considering factors like rust stains and the need for special painters for certain finishes. They also discussed the possibility of removing texture from the clubhouse walls to improve its appearance, though concerns were raised about potential damage to concrete surfaces. The group also discussed changing the entrance design, potentially removing the awning and adding a pergola-style roof, as well as updating the colors and materials of various buildings.

Community Real Estate Value Enhancement

The discussion focused on real estate values and community appeal, with participants comparing property prices in different neighborhoods and discussing the challenges of financing and renovation. They explored the potential benefits of unifying the community's aesthetic through a consistent color scheme, which could enhance visual appeal and contribute to

progressive value increases. The conversation also touched on the unique selling points of their community, including amenities like a golf course and lots of nature and greenery.

Community Architectural and Exterior Updates

The meeting focused on architectural modifications and exterior improvements for the community. They also reviewed applications for plexiglass installations on screen patios, noting that two cases had already been completed and were at the city, while one was pending approval. The committee expressed concerns about the plexiglass installations and planned to present these issues to the Board Executive Committee for review.

V. Review and Vote on Pending Architectural Modification Applications

Unauthorized Screen Installation Policy

**RE: 3343 Torremolinos Avenue – removal of polycarbonate
3341 Torremolinos Avenue – removal of polycarbonate
3434 Torremolinos Avenue – denial of polycarbonate covers**

The committee discussed unauthorized screen installations with polycarbonate covers in the community. They decided that the polycarbonate covers should be removed since they were installed without proper approval, but the screens themselves could be approved with certain conditions. The committee also agreed to impose a violation fee of \$100 monthly on the homeowners who installed the unauthorized structures until they are resolved. They emphasized the importance of following proper approval processes and engineering requirements for future installations.

The committee plans to revise guidelines and create an updated application process. The Board also discussed educating residents about application requirements and potentially reinstating on-site inspections. They agreed to add this information to an upcoming newsletter.

Exterior Tile and Paver Review

The group discussed reviewing and updating tile color requirements for exterior units, particularly regarding the description earth tones. The group discussed concerns about installations in common areas and the need for proper applications and samples before approval. They also addressed safety concerns about driveway pavers in front of houses, noting that they could potentially create hazards and require careful consideration of placement and approval processes.

Community Rules Enforcement Strategy

The group discussed community rules enforcement and violations. The group acknowledged that while they have established a violations committee, current procedures only handle hearings rather than proactive enforcement. They agreed to develop a more comprehensive approach to rule enforcement, including regular newsletters to remind owners of rules and conducting inspections, though some implementation would need to wait until next year due to current workload.

The group also discussed roof color options, considering both aesthetic and practical factors such as heat absorption and potential future solar panel installations.

VI. Open Forum

No one wished to comment.

VII. Adjournment

Motion to adjourn by Lesley at 8:02 PM, second by Derek. All in favor. Passes unanimously.

Quick recap

The meeting focused on updating the community's exterior appearance and architectural guidelines to improve curb appeal and property values, with discussions on color schemes, and building maintenance. The committee reviewed various proposals for exterior improvements, including changes to paint colors, wood elements, and entrance designs.

The meeting also included reviews of and unauthorized modifications. The group addressed concerns about unauthorized installations and the need for proper approval processes. The board emphasized the importance of enforcing architectural guidelines, educating residents about application requirements, and developing a more comprehensive approach to rule enforcement to maintain community standards and safety.

Minutes prepared by Lesley Ulloa