

WINDWARD ESTATES HOA (WEHOA) DRAFT MINUTES

MEETING 2/16/25 6:30 PM

Proof of meeting: Sign posted at entrance 2/10/25

Attendance

Board Members: Steve Diedrich, Tom Caffery, Bebi Singh

Trevor Brown: Not able to attend

We have a quorum

Joseph Alvarez, Representing the Architectural Review Board

Residents: Droop Singh, Lydia Diedrich

1. Approve minutes of 10/27/24 WEHOA Board Meeting
 - Motion to approve as recorded: Tom Caffery, 2nd: Bebi Singh, Approve unanimously
2. Review Architectural Review Board (ARB) Application for Caffery 4406 YC. Install garden shed
 - 4' X 6' height 6-foot 5-inch at peak
 - No permit required
 - Powder coated metal
 - WEHOA Covenants & Restrictions states "metal sheds are not permitted, unless vinyl coated
 - ARB recommends approval contingent on owner committing to maintaining rust free and correcting any rust/ repainting within 30 days.
Failure to do so would result in violation and fine
 - Documentation from neighbors immediately adjacent to property has been submitted with application noting that they are aware of the installation, as required.

ARB is recommending approval, with contingency noted. Owner pledges to maintain shed as noted in contingency.

Motion to Approve: Joseph Alvarez, 2nd Steve Diedrich, Approve unanimously, Tom Caffery, recused himself

3. New business?
 - No Soliciting Sign needs to be replaced. Estimated cost \$30- \$50. Approved
 - Inoperable vehicle (flat tire) 4490 YC Bejar. Joseph Alvarez will advise resident, verbal warning.
 - Update on wall damage (Diedrich) claim filed, awaiting estimates. Driver has minimal insurance. Board agrees to be cautious re: filing claim on our insurance (\$5,000 deductible)
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4. Adjourn : 6:40 PM

From WEHOA Covenant & Restrictions

SECTION 11. Sheds and Outbuildings

Sheds are permitted, but must be approved by the Architectural review Board and the Board of Directors.

a. In unincorporated Orange County sheds must meet:

- Florida's hurricane codes and be engineered to comply with the Florida Building Code and withstand wind loads of up to 119 m.p.h.
- NOTE: Current Orange County requirements DOES NOT require permit if shed has a footprint of 120 square feet or less.

- This application has a footprint of 24 square feet—permit not required
 - Wind load requirement also not applicable
 - Orange County Zoning Division requirements and be located 5' from property lines (typically) and 10' from other structures (Building: or provide 1- hour fire-rated walls). Please check with Zoning Division staff at 407-836-3111 for the requirements at your property
- b. Building permits are generally required for constructing or otherwise installing a storage shed. It is your responsibility to secure necessary permits and approvals from Orange County.
- c. Requirements: Materials acceptable are vinyl coated metal, solid vinyl or vinyl siding.
- Metal sheds are not permitted, unless vinyl coated.
 - The maximum size shed is 8' x 10' x 7' high (at roof peak).
 - Sheds must be installed at least 5' from the property lines.
 - If the base of the shed is not level to the ground, the space between the base of the shed and the ground has to be covered, either by lattice work or natural vegetation.
 - The finish of the siding should be horizontal to match the house.
 - Construction must be of high-quality materials,
 - Sheds must match the color and trimming of the house, or in some cases a neutral color could be accepted
 - A picture of the vinyl product or shed must be included with the application.
 - You should enclose with your Architectural Review Form a list of exterior colors/finishes, drawings to scale, and a plot of your lot indicating the proposed location of the shed.
 - Storage Sheds should not be placed in an area that would interfere with neighboring homes.

Documentation from neighbors immediately adjacent to property must be submitted noting that they are aware of the installation.