

RHODEN HILL HOMEOWNERS ASSOCIATION  
MINUTES OF THE BOARD MEETING  
March 8, 2023

The meeting was held by videoconference on Zoom. A quorum was established with Board members Margaret Mooney, Frank Simons and Mitch Drew in attendance and the meeting was called to order at 3:01pm.

Consideration of variance request to the rear setback requirement on Lot 11: The corrected plans for the pool request were reviewed with the rear setback listed as 21' 6". Reasons for the variance were listed including that requiring the setback to be met would create a hardship because of the limited area to install it and would have the effect of prohibiting a pool on the lot. It was noted the pool did not encroach on the 20' rear drainage easement. The building setback requirements allow items like driveways and stairs in setback areas and a pool would be similar in that it is not a vertical intrusion. The screen room would also be transparent. There was also a conflict noted between the Covenants and Landscape & Exterior Design standards which only required a 10' setback to the rear property line.

Motion to approve the variance: Frank Simons  
Second: Mitch Drew  
Vote: All in favor

The pool equipment screening was also reviewed and the current screen would be sufficient if it was extended.

Other Business: The uneven sidewalk areas were discussed and estimates were expected by the end of the week. An LED test bulb was installed in one of the street lights that would provide a more pleasant light. A leaning tree noted on Rhoden Cove Lane was discussed and estimates for topping it were requested. Florida Fire Service planned to clear a fire break in the next week and do the controlled burn after 24-hour notice. Notification of neighbors and neighboring property owners was discussed. It was noted the gate was still acting up and the modem was not working. Options including boring a line for high speed internet connection or stopping the cellular service were explored but it was noted a tech would need to come out to update the system. Having some pre-programmed codes to give out was suggested. It was requested the sidewalks be marked until repairs were completed.

Meeting adjourned at 3:34 p.m.