

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, February 20, 2026, 9:30am

Minutes

1. Call to Order. Meeting called to order at 9:36 a.m.
2. Determination of Quorum. **Quorum established.** SBCA ARC Committee Members present were J. Leach, Peggy Thuotte, Owen Dennison, Christine Spagle and Sheila Twohey.

Also present: GM Torres, SBCA Board; Pres. OKeeffe, SBCA Members; York.
3. Approval of Agenda **Approved as amended, 5/0.** (*Sheila Twohey requested that the Flags be added under New Business as a topic of discussion*).
4. Approval of Minutes from JANUARY 30, 2026 Special Meeting. **Approved 5/0.**
5. Correspondence:
 - a. N/A
6. SBCA ARC Applications Seeking Approval
 - a. #26-002, STAHL-WILKERSON, LPV 4, landscape modification, patio. **Approved 5/0.**
 - b. #26-003, SPRAGUE, BAYVIEW, replace patios. **Conditionally Approved 5/0.** (*Condition: must also be compliant with Bayview Village ARC requirements and/or conditions*).
 - c. #26-004, RYDER, OT II, tree removal (x2) and replace (x1). **Approved 5/0.**
 - d. #26-005, CASKEY, TLV, install generator. **Approved 5/0.**
 - e. #26-006, RESSLER, TLV, repaint exterior door. **Approved 5/0.**
7. Follow Up
 - a. N/A
8. Extensions
 - a. N/A
9. Old Business
 - a. N/A
10. New Business
 - a. Flags. *Short discussion regarding temporary displays of US Flags during select holidays, such as 4th of July, Memorial Day, etc. Discussion and questions were related specifically to pole height restrictions.* No action taken.
11. Adjourn – 10:03 a.m. **Approved 5/0.**