

Meeting Vote Report

Meeting: **Voting Referendum Oct. 2026**

📅 10/27/2026 11:41 pm

📍 5690 W Pine Ridge Blvd

As of: 10/27/2026 11:30 am

Vote 1 -

1) Should the definition of Architectural Design Committee be changed to remove the words “full time resident” as indicated below?

☐ Reason for Amendment: Add the words in Definitions since the referendum had passed in May.

Vote 2 -

Click on the attachment to view the full language with strike and add

2) Should “Clear Cutting” be added to the Definitions as indicated below?

☐ Reason for Amendment: Add the words in Definitions since the referendum had passed in May.

Vote 3 -

Click on the attachment to view the full language with strike and add.

3) Should 1.01 B be amended as indicated below to clarify when trees may be removed from a lot?

☐ Reason for Amendment: Clarify that allowing tree removal for construction does not mean all trees can be removed from TPZ.

Vote 4 -

Click on the attachment to view the proposed language with strike and add.

4) Should 1.01B2a be amended as indicated below to clarify how the Tree Preservation Zone (TPZ) is to be measured?

☐ Reason for Amendment: Current language could be misinterpreted.

Click on the attachment to view the full language with strike and add.

Vote 5 -

5) Should 1.01 B 8 be amended to add subsection d which will state as follows: See attachment for full language with strike and add

Reason for Amendment: Allow removal of trees from TPZ if needed for installation of utilities.

Vote 6 -

Click the Attachment to view the full language for strike and add.

6) Should all references to Model Homes be deleted in 1.02C and the language amended as set forth below? **Vote 7 -**

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☐ Reason for Amendment: Model Homes circumvent Article 1.02B Restricted Home Occupation Activities.

Click on the attachment to view the full language with strike and add

7) Should 1.01D and E be combined and make the 2nd paragraph labeled E and to delete unnecessary language as set forth below? **Vote 8 -**

☐ Reason for Amendment: Clarity.

Please view the attachment to view the full language with strike and add.

8) Should 3.01D be amended to add language clarifying the rules for roof structure and re-roofing all structures as set forth below? **Vote 9 -**

☐ Reason for Amendment: To maintain the aesthetics of the community with the Main Structure and Accessory Structure having the same color roof.

Click on the link to view the full language with strike and add

9) Should 2.02 D1 be amended as set forth below to add a better description of picket fences? **Vote 10 -**

☐ Reason for Amendment: The requirements for picket fence construction are vague.

Click on the link to view the full language with strike and add

10) Should 3.01B be amended as set forth below to clarify the usage of colors on Main and Accessory Structures? **Vote 11 -**

☐ Reason for Amendment: Modify restrictions to clarify the usage of colors on Main and Accessory Structures.

Please view the attachment for the full language with strike and add

11) Should 3.01 F be revised to authorize hurricane protection and specify color and maintenance requirements as set forth below? **Vote 12 -**

☐ Reason for Amendment: State and County regulations address this issue through Florida Building Code and by meeting ASCE 7-22, but HOA restrictions must establish standards for maintenance and appearance.

Click on the attachment to view the full language with strike and add

12) Should 4.08 A and B be amended to comply with Florida Statutes, Chapter 720? **Vote 13 -**

☐ Reason for Amendment: Changes to Florida Statute 720 placed limits on vehicle types.

Click on the attachment to view the full language with strike and add

13) Should 9.02 be removed in its entirety as set forth below?

Vote 14 -

☐ Reason for Amendment: This is impossible to uniformly apply.

Click on the attachment to view the full language with strike and add

14) Should language requiring minimum square footage be removed from Addendum A as set forth below?

☐ Reason for Amendment: Current language conflicts with restriction 3.01 A because 3.01 A requires all homes in Pine Ridge to be a minimum 1,800 sq. ft. of living area under conditioned air.

Click on the attachment to view the full language with strike and add

Units in Community: 4950

Meeting Quorum 1 (inc. e-votes): 22.2 %

Units that can vote: 4896

Meeting Quorum 2 (w/o e-votes): 22.2 %

Total vote wt: 4896.0

Vote 1

589.0 **Yes**
481.0 **No**
7 **blank**
Quorum: **22.0 %**

Print e-Ballots (Total: 890)

Addresses

E-Voters

No related document

Vote 2

788.0 **Yes**
247.0 **No**
7 **blank**
Quorum: **21.3 %**

Print e-Ballots (Total: 854)

Addresses

E-Voters

No related document

Vote 3

748.0 **Yes**
291.0 **No**
8 **blank**

Print e-Ballots (Total: 859)

Quorum: 21.4 %

Addresses

E-Voters

No related document

Vote 4

765.0 Yes
270.0 No
5 blank
Quorum: 21.2 %

Print e-Ballots (Total: 852)

Addresses

E-Voters

No related document

Vote 5

803.0 Yes
221.0 No
11 blank
Quorum: 21.1 %

Print e-Ballots (Total: 848)

Addresses

E-Voters

No related document

Vote 6

631.0 Yes
393.0 No
5 blank
Quorum: 21.0 %

Print e-Ballots (Total: 841)

Addresses

E-Voters

No related document

Vote 7

745.0 Yes
274.0 No
6 blank
Quorum: 20.9 %

Print e-Ballots (Total: 837)

Addresses

E-Voters

No related document

Vote 8

610.0 **Yes**
412.0 **No**
4 **blank**
Quorum: **21.0 %**

Print e-Ballots (Total: 838)

Addresses

E-Voters

No related document

Vote 9

676.0 **Yes**
340.0 **No**
3 **blank**
Quorum: **20.8 %**

Print e-Ballots (Total: 831)

Addresses

E-Voters

No related document

Vote 10

634.0 **Yes**
386.0 **No**
2 **blank**
Quorum: **20.9 %**

Print e-Ballots (Total: 834)

Addresses

E-Voters

No related document

Vote 11

700.0 **Yes**
321.0 **No**
1 **blank**
Quorum: **20.9 %**

Print e-Ballots (Total: 834)

Addresses

E-Voters

No related document

Vote 12

740.0 **Yes**
268.0 **No**
8 **blank**
Quorum: **20.8 %**

Print e-Ballots (Total: 828)

Addresses

E-Voters

No related document

Vote 13

687.0 **Yes**
313.0 **No**
14 **blank**
Quorum: **20.7 %**

Print e-Ballots (Total: 827)

Addresses

E-Voters

No related document

Vote 14

779.0 **Yes**
239.0 **No**
4 **blank**
Quorum: **20.9 %**

Print e-Ballots (Total: 835)

Addresses

E-Voters

No related document