

Holley by the Sea
Architectural Control Committee
August 01, 2011
9:00 A. M.

AGENDA

Roll Call:

Staff:

Guests:

Proof of Notice: 07-29-2011

Approval of Minutes:

Old Business:

Final Inspection process: Discuss needed resources. Mike provided an estimate of resources needed to implement an inspection process. Several possible solutions were discussed, and the ACC will take the issue back to the BOD. Motion: Valensi, 2nd: Geller, Approved 6/1.

Discussion: The ACC will follow up on the issue of converting to electronic files. Neal will email the BOD. Motion: Neal, 2nd: Walter Approved 6/0

Larry Larson resigned from the ACC effective 07-17-11.

Review draft of the Garage/Yard sale policy. The Committee discussed some changes, and the Arch Office will amend the draft, and email out to ACC members.

6528 Fern St: Recommendation for a VAC hearing. The ACC voted to recommend a suspension of common area rights, and will refer the issue to the VAC through the BOD. Motion: Neal, 2nd: Walter, Approved 5/0.

Violation enforcement procedures. Mike will work on a new draft based on the current process and add a phone call from an Architectural Staff member and/or Committee member to the process. Motion: Neal, 2nd Walter, Approved 4/0.

2270 Arrow Ct: Recommendation for a VAC hearing. No action at this time, Motion: Neal, 2nd Geller, Approved 5/0

2788 Sherwood Dr: Recommendation for a VAC hearing. The ACC voted to recommend a suspension of common area rights, and will refer the issue to the VAC through the BOD. Motion: Neal, 2nd: Walter, Approved 4/0.

6593 Fern St: Review violations. Committee chairperson will call the property owner to discuss violations.

1969 Seagrape St: Review fence violation. Proceed with the violation process.

2105 Seagrape: Review possible fence violation. Recheck and proceed with the violation.

6750 Bushton St: Builder's bond issue. Letter to be sent, and a recommendation to retain the builder's bond will be presented at the August BOD meeting. Motion: Neal, 2nd: Walter, approved 4/0.

2357 Darvas: Review member complaint. No violations observed, staff will continue to monitor.

Legal response on the 60 day application approval process. The legal representative verbally reaffirmed that an application or variance request must be denied or approved within 60 days from the application submission date. The process recommendation is to deny the request before issuing a temporary permit. Mike to follow up and request the information from the legal representative is provided in writing.

7350 Frankfort St: Review a variance request for a driveway extension. The Committee would like neighbor input, and Bob Geller will drive by to assess drainage issues.

6712 Leisure St: Review a variance request for a driveway extension/fence. The ACC will recommend approval of the variance at the August BOD meeting. Motion: Walter, 2nd: Geller, approved 4/0. Approved at the 07-26-11 BOD meeting.

Discussion: The committee chairperson will contact the new BOD President with a recommendation he be provided an Information Briefing concerning ACC issue, concerns and current legal cases, ASAP.

Discussion: The committee chairperson requested the Arch Staff to temporarily focus on other Architectural Office responsibilities which include following up on reported violations reported by the ACC members and possible violations/complaints submitted by property owners within the community until the ACC gets specific guidance from the newly elected BOD.

New Business:

Violation enforcement procedures. Mike sent ACC members a copy of the current process used by the Arch Office, and added ACC requested changes.
Approval/Coordination with VAC for submission to BOD for legal review & approval.

6593 Fern St: Review violations.

Review a letter from “Concerned Residents” regarding Covenant enforcement.

Review draft #6 of the Garage/Yard sale policy.

6750 Bushton St: Review a letter from the owner/builder.

1969 Seagrape Dr: Review violation.

Review of ACC recommendation and procedures followed concerning the Olin case.

Additional Member for ACC

ACC Staff JD Priorities - Status Report & Establish a Suspense Date

ACC Staff Contingency Book - Status Report & Establish a Suspense Date

Final Inspection Proposal - Status Report & Update for submission to 9 Aug BOD Meeting.

Sheds - Validate/Rescind previously approved BOD Policy.

Update on Architectural legal issues.

Review of Material for the next BOD meeting:

7350 Frankfort St: Re-review of a variance request for a driveway extension.

2378 Pineneedle Dr: Review a variance request for a driveway extension.

Adjournment:

Sincerely,

Lee Steinert

Chairman, Architectural Control Committee