

## SPECIAL BOARD OF DIRECTORS MEETING

April 28, 2004

4:00 P.M.

**Call to Order:** The President, Endell Stevens called the meeting to order at 4:00 p.m. on April 28, 2004 at Holley by the Sea Recreation Center.

**Roll Call/Determination of a Quorum:** Present were Board members: Mr. Crouch, Mrs. Walker, Mr. Parenteau, Mr. Pinter and Mr. Endell Stevens. Quorum present.

**Mr. Crouch stipulated the meeting notice was posted as required by law.**

Mr. Stevens reported Holley By The Sea had received a request for a variance from a property owner regarding a setback for a lot on Barefoot Creek and Valley Road. Mr. Stevens pointed out the owner would like to build a home on the lot-however, there is a creek and the county requires a 50' set back from the mean water line. This limits the size of the home, which can be placed on the lot. Mr. Pinter I move we table this item to the next meeting when we have more information. 2<sup>nd</sup> Mr. Parenteau. Motion passed 5-0. Motion passed by Mr. Crouch, Mrs. Walker, Mr. Parenteau, Mr. Pinter and Mr. Endell Stevens.

Mr. Stevens asked Mr. Vickers about the architectural legal issues for the 2-car garage change and the home, which has repeatedly had trash and a cut up car on the property. Mr. Vickers reported he had sent the issue of the 2-car garage to legal but has not received the file for the other in question.

Mr. Stevens addressed the IOP, which was drafted by the Architectural Committee. Mr. Parenteau said the duties of the committee are addressed in Article VI of the covenants and by-laws. Mr. Parenteau provided the Board with items that need addressing in the IOP. (Copy attached and incorporated herein by reference)

Mr. Pinter stated the Architectural Committee is the eyes and the ears at the onset of the violations. When the committee feels they have done all they can then they bring the issue to the Board to vote whether to take them to legal? Mr. Pinter said we need to get back to the process we use to have in place regarding violations.

Mr. Parenteau said he would like to be placed on the agenda for the next architectural meeting to address the homeowner's defense where violations are concerned. Mr. Parenteau said he would like to bring to the committee's attention Estoppels, Waiver and Selective Enforcement issues.

Mrs. Walker I move Holley by the Sea hire a full time Architectural Liaison and a part-time liaison. 2<sup>nd</sup> by Mr. Pinter for discussion. Mr. Crouch said this person is to be strictly architectural. Mrs. Walker asked who was currently doing the tree clearances and finals. Mr. Vickers said 3 employees were handling these: himself, Administrative Manager and the Administrative Assistant. Mr. Pinter asked what other job responsibilities they were handling. Mr. Pinter said since we have saved a lot of money from cutting staff, programs, and etc. we should take advantage of the savings and hire a full time liaison and a part time liaison. This person could develop a good working relationship with the builders. The position should be salary or salary under contract.

Mr. Stevens stated we had collected \$90,000 in 2003 and \$38,000 since the beginning of this year from application fees from the builders. Mr. Crouch I move we hire a full time and part time architectural liaison for Holley By The Sea. 2<sup>nd</sup> Mr. Pinter. Motion passed 5-0. Motion passed Mr. Crouch, Mrs. Walker, Mr. Parenteau, Mr. Pinter and Mr. Stevens.

Mr. Crouch suggested acquiring a vehicle for the Architectural Liaison and to be used for the Youth program and other programs since gas mileage was high at Holley By The Sea.  
Tabled until next meeting.

Mr. Pinter said we need assistance with the road-cutting plan. There are areas which have high growth and major streets are where we have concentrated our efforts. Mr. Pat Traynor will work with Mr. Pinter and Mr. Stevens suggested using HBTS employee Scotty Fox since he knows the road area well to assist the general manager. Mr. Parenteau said he would handle Sunrise west.

2556 Hidden Creek Drive-Gooden Home-Mr. Fawzy addressed the issue with Gooden Homes. Mr. Fawzy stated the permit issued for the tree clearance is fraudulent and construction should stop immediately. The home is not in compliance with the covenants and the topography is not in compliance with HBTS. Mr. Fawzy is concerned with the privacy issue if the property is built on 6' of fill then the new homeowners will be looking into his back yard. Mr. Parenteau said he spoke with Randy Jones at the county and the height of the property has to do with the septic. Mr. Parenteau said he spoke with Charlie the superintendent from Gooden Homes and was told the height would be no more than 2 feet from the natural grade of the land. Mr. Pinter I move we ask Mr. Gooden to stop building on the lot until we have time to research this issue. 2<sup>nd</sup> by Mr. Crouch. Motion passed 4-1. Motion passed Mr. Crouch, Mrs. Walker, Mr. Pinter and Mr. Endell Stevens. Against- Mr. Parenteau.

Lighting in Holley By The Sea-Mr. Pinter addressed the MSBU and the lighting in the community. Mr. Pinter I move we develop a transitional plans and plots the lights where they are located in Holley By The Sea. We need to come up with a definite plan route to take and head in the right direction for the membership on the lighting issue and set up a committee to review in planning for Holley By The Sea. 2<sup>nd</sup> by Mr. Crouch for discussion.

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Mr. Crouch I move we adjourn. 2<sup>nd</sup> by Mr. Parenteau. Motion passed 5-0. Motion passed by Mr. Crouch, Mrs. Walker, Mr. Parenteau, Mr. Pinter and Mr. Stevens.

Meeting Adjourned at 5:30 p.m.

Open Forum

Respectively Submitted,



Harry Crouch/Secretary/Parliamentarian