

Holley by the Sea
Architectural Control Committee Meeting
Minutes of July 2, 2008

Meeting Was Called to Order at: 9:05 A.M.

Roll Call:

Fred Printiss ----- Chair
Joseph Sipp – Co-Chair
Dick Justice

Absent:

Guest:

Kamille - Staff
Mike – Staff

Proof of Notice:

Agenda was posted on June 27, 2008

Minutes Approval:

Minutes from June 18, 2008 were approved.

Old Business:

6800 Yorkwood: No improvement this will be going to legal next BOD meeting.

1954 Anchor: Renter wanted to buy car covers for the commercial vans. The ACC was unanimous that they can not be covered. This renter has been in HBTS for years and for the past year the Arch. Dept has been telling him to put the vans behind an enclosure. He was told at one time that he could cover the vans with approved car covers but he bought tarps to cover them and the ACC just wants the vans removed from HBTS if they can't park in the garage or behind an enclosure. The owner of the van doesn't live at this address his niece does, he lives at the below address. The ACC has advised owner, renter and property manager that the vans must be behind an enclosure or out of HBTS.

6776 Redfield: Same renter as above he has commercial vans and wants to put tarps over them. We have had a number of complains about these vans from neighbors at both locations. The ACC has advised owner, renter and property manager that the vans must be behind an enclosure or out of HBTS.

From the meeting... these notes:

Yard Maintenance: The Architectural Committee will soon have a new digital camera that will present the date and time and have a zoom lens. The committee will be looking at yard maintenance and will note those yards where disregard and

misuse have created little to no lawn and mostly weeds and dead spots. If we notice that a yard that isn't getting watered we will need to notify the owner or property manager to get the sprinklers fixed and working properly. This needs to be done expediently before damage is permanent. We will try to be consistent and fair and have an equal eye for all yards.

In the office we constantly try to direct our members (customers) to do the right thing... follow the Covenants. When they ask our opinion this is very good for the Association... to interact with the population and work together to create an appealing neighborhood. We look for harmony between neighbors and should try to enhance the friendship of homeowners to each other. In our efforts and especially in our paperwork, agenda, minutes, and communications to members, we should always be friendly, informative, inclusive, and quick to respond. This is the summer of 2008 and from here on we will try to be predictable in our response to the covenants, timely in our efforts to solve problems, and fair to all our members without exceptions for friends, relatives, and favoritisms. This should have started summer of 1998.

ACC Request: Each committee member was asked to write an article for discussion each month. The subject for the next few meetings will be the parking policy. (We will begin with the work Joe has already done. After we discuss an item we will try to get it approved by the BOD and then entered into the newsletter for our members to see. We will also continue to do our "drive around" after our meetings as time permits.

Signs: Our covenants states... Art-7 Sec-13... **NO signs of any kind** shall be displayed on any residential lot unless the form and size of such signs be first approved by the (sub/divider) we note that "sub divider " is no longer in control and that control is now with HBTS and its' directors. The directors have given authority to the ACC to carry out the needs of the Covenants. This committee holds the right to approve signs and will not allow illegal signs... with the following exceptions (as expressed by the BOD on previous meetings: In a common-sense approach to how we all live, we will allow.

- 1.- Signs for garage sales (weekends) not to be posted on utility poles or street signs and to be removed when the sale is complete.
- 2.- Realty signs to rent or sell a home in HBTS can be placed on the lot to be sold or rented. Also "open house" temp signs can be used but must be removed when the event is finished.
3. Political signs are allowed on the lot when permission has been secured. These signs show an interest in our political community and we encourage homeowners

to be aware of their options and to vote on the issues. These signs should not however create a nuisance or be unsightly and must be removed when voting is complete.

4.- Signs to indicate a security system and those for "neighborhood watch" programs are allowed and should be indiscreet.

5.- There are no commercial signs allowed on any lot or within the HBTS residential areas.

6.- A lot under development has to have a temp. sign erected to show the permit to build. The builder is also allowed to place a sign on that lot while it is under construction.

The ACC will send a letter to any violations with signs to the lot owner and will then remove illegal signs. No signs are to be placed on the county right of way at any time and these signs will be removed at once.

New Business:

Parking Policy: As mentioned above, we will be using the covenants and discussing the parking policies.

Signs: The ACC agreed with information discussed in the previous minutes that the above sign rules will be used.

Yard Maintenance: The ACC agreed with the previous minutes that we will enforce yard maintenance and yard watering. We all agree that the community should look nice and uniform. (see above old business)

BOD Permission: ACC will ask the BOD for permission to go onto foreclosure properties to inspect the swimming pool and properties for hazardous water and breeding grounds for mosquitoes and parasites. We would also ask permission to have the really bad yards maintained.

Repeat violations: It was agreed that we will go straight to demand letter on repeat violations. (Documentation is necessary to prove this) A lot of members will correct their violations for a short period of time and then go right back into the violation. It was agreed that we are wasting a lot of time and money on these repeat offenders. We will have to write up the problem, notify the member of the violation, keep this in file and then repeat, until we have enough in file to prove the problem, and then present the package to the board.

Home improvement applications: The Architectural Dept will start attaching the application to the permit. That way when the permit is picked up they will have a copy of the requirements for fences, sheds, etc. All applications must be signed by the homeowner and the builder (if there is one).

Adjournment: 11:20 A.M.

Fred Printiss