

**Holley by the Sea
Architectural Control Committee
August 19, 2009
9:00 A.M.**

Minutes

Call to Order: 9:10 am

Roll Call: Joseph Sipp – ACC Chairperson

Dick Justice – ACC

Lee Steinert – ACC

Larry Larson – ACC

Bob Geller - ACC

STAFF:

Mike – Arch. Staff

Cathy – Arch Staff

Guests: Joshua Homen , Bill Elwood, Amy Miller

Proof of Notice: Posted 08-14-09

Approval of Minutes: Minutes from the July 15th meeting were approved.5/0

Old Business:

Freedom Court: Neighbors continue to have problems. Chain link fence was placed incorrectly and the fence is 1 ft from the front of the home. **Waiting for ACC to review file. The file is located in the Arch Office.**

Guidelines Manual: Input from ACC members. **A workshop is scheduled for 08-26-09 at 10AM an on each Wed following the ACC meeting**

1895 Commodore : Review application for shed/building. **Member will submit an application for a variance, waiting for a county permit.**

Snug Waters Dr: Resident filled in the drainage ditch in the front yard. **A letter was Sent to Avis Whitfield, no response yet. ACC will follow up when time permits.**

Review Enforcement Procedures for neglected properties-specifically the lawn maintenance procedure concerning wording requiring member complaint.

Mike to recommend changes.

Review of current legal actions. Resolved 7440 Frankfort and 6530 Bellingham

Update on ACC Office accomplishments. Two more vacant foreclosures were mowed. Lee would like an explanation from Wendy at the next ACC meeting what our process is to recover the fees for mowing.

2377 Pineneedle: Member would like to address the ACC about moving her shed. The ACC asked member to show what efforts were made to have the shed moved, and to try someone with moving experience. ACC agreed to wait 3 weeks before legal action request. The ACC voted 3/0 not to recommend rescinding the variance denial. Waiting for response from the member.

1895 Commodore Dr: Review resubmitted variance for a backyard structure. Member is waiting for a SRCounty permit.

1853 Edgewood Dr: Numerous member complaints, owners response. A letter was sent addressing the members violations and his issues. Proceed with the violation process. A 2nd letter has been sent.

2011 Bayou Dr: Review paperwork for past construction. Member had prior approval. Proper paperwork will be added to the property file. Issue closed.

New Business:

Welcome Bob Geller as a new ACC member.

Review of current legal actions. BOD approved 6800 Water St, 6817 Dona Dr, and 2788 Sherwood Dr for legal action for covenant violations.

Update on ACC Office accomplishments.

HBTS lawn mowing: The ACC would like information about the recovery of fees for mowing derelict properties. (Wendy) Fees are added to the property's account billed as an assessment.

6619 Federal St: Member wants to address the ACC about his boat violation. Person responded he had received the direction he need to proceed to resolve his concern. It is the ACC's understanding he will fill out a permit to build the structure he would like and submit a variance to have it approve. Article 7 section 10 was explained.

6656 Bushton St: Member wants to address the ACC about an extension for his new home permit. Because of a hardship, member was granted a 180 day extension to complete construction. There has been ample progress made on the home.

7425 Treasure St: Member is asking for 30 days to comply with a fence violation. The ACC granted 30 days to move the fence.

Review of Material for the next BOD meeting:

7536 Woodmont St: Review a setback variance for a parking pad behind a fence. The ACC recommended approval by the BOD. 4/0

7141 Snug Waters Rd: Review a setback variance for a retaining wall. The ACC recommended approval by the BOD. 4/0

6957 Sawfish St. : Consider for legal action for neglected property. No yard maintenance and broken window. The ACC review the current response to the violations and recommend legal action. 4/0

7423 Broadmoor St. Consider for legal action for a boat and utility trailer in the driveway/yard. The ACC review the current response to the violations and recommend legal action. 4/0

2004 Bahama: Converted garage to living space? The ACC reviewed a legal opinion (April 28,2004 by Becker&Poliakoff,P.A.) that homes are required to have a garage, and it must be in usable condition to park vehicles.

7182 Siesta: Converted garage to living space. The ACC reviewed a legal opinion (April 28,2004 by Becker&Poliakoff,P.A.)that homes are required to have a garage, and it must be in usable condition to park vehicles.

Recommended changes to the Yard Maintenance Policy. Mike presented changes to the current policy. Changes include ACC members can submit properties needing attention, and for vacant/foreclosed properties we would start the process with a demand letter to the deeded owner.

Adjournment:

Sincerely,
John Cronin
Board Secretary
Holley by the Sea

