

Holley by the Sea
Architectural Control Committee Meeting
Minutes of May 6, 2009

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

Roll Call:

Joseph Sipp – ACC Chairperson

Larry Larson – ACC

Lee Steinert – ACC

Dick Justice – ACC

Absent:

Guest:

Staff:

Mike – Arch. Staff

Kamille – Arch. Staff

Wendy - GM

Proof of Notice:

Agenda was posted on May 1, 2008

Minutes Approval:

Minutes from April 15, 2009 were approved.

Old Business:

6674 Bellingham St.: Mr. Porter would like to approach the ACC about his commercial vehicle and trailer that are currently parked on an approved pad on the side of his home. Previous ACC allowed the trailer to be parked on the pad but we are going by the 2005 parking policy and it does not allow this type of parking. The ACC agreed to let Mr. Porter leave the trailer and vehicle there for 90 days due to financial difficulties. A temporary parking permit will be issued for 90 days.

6684 Fairmont St: Property owner came in to discuss his boat that is currently parked in the grass next to his home. He has been written up several times for the same violation and he would like to discuss it with the ACC and the GM. The ACC and owner came to an agreement that he could extend his fence on the left side of his home so he can park the boat behind it instead of driving through his yard every time. He was given an application at the meeting to fill out. Currently we are waiting for the application to be returned to the Architectural office.

Property managers get together: Meeting was held on 4-28-09 @ 9-11am. 5 property managers came and felt that it was a very informative session. Written material was passed out and discussed what would help them retain renters and cut down on the violations by renters. The ACC received very positive feed back.

Yard Guidelines: Go over guidelines. Some trouble yards have been taken care of by Countrywide Mortgage.

Parking policy: Go over what Mike has done for the new policy for vehicle parking. Mike and Joe are still working on this policy.

Violations in Legal: Go over the list and outcome from the meeting with the attorney. Went over the cases in legal and the status of the cases.

Set backs: Clarify set back locations for new construction. Set back starts at the lot line.

7446 Brevard: Whitworth failed final inspection on this property. Occupancy took place before final inspection was done by the Architectural Office. The ACC will present this at the BOD's meeting on May 12.

New Business:

7446 Brevard: Whitworth final inspection on this property was done and passed all criteria except occupancy. The ACC has discussed the issue at length. After a long discussing Lee Steinert made a motion to recommend the BOD release the builders bond back to the builder. At the last BOD meeting the impression was given that they wanted the ACC to work this out. The reasons behind the ACC's decision were the following: The builder's reputation, builder came into the office in insure this would not happen again, HBTS builder's application form says that the bond "may" be withheld, ACC feels that the message was sent by holding the previous bond. A vote was taken 3-1 Yes: Dick Justice, Lee Steinert, Larry Larson No: Joe Sipp

Builder's Application & Final Inspection Form changes: A motion was made to change the Builder's Application form. The current form reads, "**I also understand that I must meet with an architectural staff member before clearing any lot, and a final inspection must take place before occupancy.**

Failure to obtain a FINAL inspection before occupancy *may* result in forfeiture of the \$2000 Builder's Bond." Change may to "***shall***". A motion was made to change the form vote 4-0 in favor.

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. Kamille asked if someone would step up and look through the file to get a time line of what happened in the past so we could move forward and have the owner fix the fence.

1933 Seahawk: Home remains in violation. ACC to recommend next step. Final intent letter to be sent. Motion to send letter 4-0

6530 Bellingham: Sent to legal. ACC recommends to the BOD that usage of the facility be taken away until the owner complies with the covenants. Owner refuses to comply with the covenants and all letters that are sent to the owner are returned "refused".

6904 Flintwood: Drive by to look at driveway. ACC agrees to send a letter asking owner to clean up driveway. Motion to send letter 4-0

Violations in Legal: Reviewed the current issues with the attorney and their status. Reported back to the ACC

2032 Aurora: Variance for driveway extension. ACC recommends approval at the next BOD meeting. Motion to approve 4-0

6944 Flintwood: Garage Door ACC agrees that the garage is okay. 4-0

Guidelines manual: Joe to get the ACC working on a manual that would make it easier for the ACC to be consistent. This manual would have all policies, guidelines, county code and parts of the covenants that pertain to the ACC. This would make it easier to tie the covenants and the county together. We would just have everything at our finger tips.

Assign areas to ACC members: Gave violation forms with areas assigned to them to the ACC and asked them to start writing up violations in their area. The members were asked to sign out the camera and take pictures of the violation also. Joe Sipp area 4, Lee Steinert area 1, Larry Larson area 5, Dick Justice area 6, Mike area 7, Kamille area 2.

Review of Material for the next BOD meeting:

2032 Aurora: Variance for driveway extension.

6530 Bellingham: Request that the BOD suspend the usage of the facility until the owner complies with the covenants.

7446 Brevard: Whitworth failed final inspection. BOD to decide about the Builder's Bond. ACC recommends approval.

1949 Flamingo: Formal complaint filed with Code Compliance on 4-2-09. Would request that the BOD demand him to remove the building that was denied by the previous ACC and BOD. County called Architectural Dept and told us that the inspector went out to the property and the owner was notified that he is to contact the county for a building permit. County will keep HBTS updated. County notified Architectural office on 5-5-09 and said that they were still waiting for the application from Mr. Steele.

7659 Sandstone: Requested the owner's attendance at the next BOD meeting on 4-14-09 @ 6:00 to discuss the structure in his back yard. The previous ACC and BOD denied the Structure and he was told to remove it, but he still has it in the back yard. The owner was unable to attend the meeting. The BOD tabled the matter until May so the owner can attend the meeting. The county is to go out there and let us know if the structure is being lived in. County will keep HBTS updated. County notified Architectural office on 5-5-09 and said that they have tried numerous times to contact Mr. Kimbro and he won't return phone calls.

Adjournment: 11:32 a.m.