

**SPECIAL BOARD OF DIRECTORS MEETING**  
**JULY 29, 2006**  
**10:00 a.m.**

**President Harrington called the meeting to order at 10:00 a.m.**

**Mrs. Rinehart stipulated meeting notice was posted in accordance to Florida Law.**

**Roll Call:** Mrs. Gallup, Mrs. Gardner, and President Harrington present. Mrs. Gallup announced there is a quorum. Absent: Ms. Baisinger, and Mr. Rogers. (note: Mr. Rogers arrived at the meeting at 10:14 a.m.)

Harrington I move to withdraw the Guest Policy from the agenda however, I will be addressing an item concerning the guest usage.

**Architectural Variances-Requests from Homeowners for variances**

1. **Trey Pippen:** 6800 Yorkwood St. : Widened West side of driveway and installed fence without permit. Now wishes to widen driveway on East side. Committee recommendation is to be denied. Harrington I move to deny this variance. 2<sup>nd</sup> by Gallup. Motion carries 3-0.
2. **Mark Heath:** 1948 Anchor St.: Wants variance on Limestone drive from driveway to backyard, behind fence. Committee recommendation is to be denied. Harrington I move to deny this variance. 2<sup>nd</sup> by Gallup. Motion carries 3-0.
3. **Joseph & Michele Fuller:** 6618 Federal St: Wants to install concrete parking pad on side of house only 5' from property line. Discussion was to recommend approval if elevation was not out of line with adjoining property; picture shows flat grade of lots. Harrington I move to grant this variance. 2<sup>nd</sup> by Gallup. Motion carries 3-0.
4. **Phannak Srun:** 2153 Villa Ct: Installed fence and shed without permit, ACC recommends re-doing fence to enclose shed and move shed to required 10' side setback (shed is on concrete base). Harrington I move the Architectural department write a letter to redo the fence requiring the 10' setback to be within compliance within 45 days. 2<sup>nd</sup> by Gardner. Motion carries 3-0.
5. **Daniel Nabors:** 2640 Sherwood Dr : Wants to install concrete pad on side of house closer than 10' side setback. Committee recommendation is to be denied. Harrington I recommend that the architectural committee take additional photos of this and the committee review this property again and bring this to the August 8<sup>th</sup> meeting for review by the board. 2<sup>nd</sup> by Gardner. Motion carries 4-0.
6. **Beverly and William Ransom:** 6680 Bushton: Previously given 90 days (Sept. 11<sup>th</sup>) to have yard maintained to satisfactory conditions and bikes not hanging on porch. Requests to widen driveway on East side and extend it to the fence. Also requests to concrete large area in backyard.
  - i. 8' privacy fence; committee recommends fence to be lowered to 6' requirement. Owner states that they have a variance from the county for the 8' fence.

- ii. Variance on driveway widening and extension. Committee recommends to be denied.
- iii. Variance on backyard concrete. Committee recommends to be denied.

\*\*Note: Committee wants to deny their requests until they take care of the tree house and front porch (bicycles) issue as well as yard maintenance. However, they say they'll install sprinkler as part of this whole request.

Harrington I move we deny all requests for variances for the Ransoms until the 8' fence is at 6' and the tree house is removed or lowered to 6'. 2<sup>nd</sup> by Gallup. Motion carries 4-0.

### SHEDS OVER 100SQFT

1. Ben & Susan Rayon: 2626 Hidden Creek (area 4) Shed to be 10'X10' and is not "brick or stucco". Originally denied by BOD when submitted as 12X10....now amended to 10X10, but same exterior. Rogers I move we deny the variance. 2<sup>nd</sup> by Harrington. Motion carries 4-0.
2. Nancy Norton: 7382 Frankfort St. (area 6) Shed constructed without permit: 24'X12' – Metal-President Harrington I move to deny the variance based on the committee recommendation and to place this on the variances for the August 8<sup>th</sup> board meeting.. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
3. William Terry: 2053 Hawthorne Dr. (area 6) Shed previously approved 20'X16' – Brick: But now would like to construct shed out of Hardi-Plank instead of the brick....all other aspects to remain the same. Harrington I move to grant the variance. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
4. Thomas & Susan Viche: 1889 Commodore Dr. (area 6) Shed to be 10'X12' Steel-Harrington I move to grant the variance. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
5. Harold Corbett: 7645 Woodmont (area 5) Wants 2 sheds: One 12X20 and One 12X8.- Harrington I move to table this until August 8<sup>th</sup> meeting until such time 2 committee members have had time to look at the property and make a recommendation. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
6. John Giegler: 6750 Admiral St. (area 2) Shed to be 30X16-Harrington I move to approve the variance for the shed and recommend the committee review the type of siding which will be used. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
7. Tanya & James Suter: 6971 SnugWaters Rd. (area 4-Hidden Creek) Proposed shed to be 22X10 made of Hardy Plank (not brick or stucco) shed is partially constructed. Originally denied by BOD in May as a plywood shed, has now re-submitted as Hardi-plank. Harrington I move to deny this variance. 2<sup>nd</sup> by Gardner. Motion carries 4-0.
8. Bill Taylor: 7189 Brinkley St. (area 4-Hidden Creek) Wants Garage Addition....23X14.....Brick, Shingle and Sheetrock. Needs 3' variance. Harrington I move to grant the variance. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
9. Kevin James: 6625 Hartland St. (area 2) Wants to put up chain link fence and 18X8 Wood shed (tin roof). Harrington I move to grant the variance. 2<sup>nd</sup> by Gallup. Motion carries 4-0.

10. Jeffery Vuurman: 1943 Pelican Lane (area 1) Wants Aluminum shed 16'X10' – light and dark grey. Harrington I move to grant the variance. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
11. Charles (Trey) Pippin: 6800 Yorkwood ( area 4) Hidden Creek. Wants Metal shed (behind fence) 12'X8'. Harrington I move to deny the variance shed must be brick or stucco. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
12. Mark Heath: 1948 Anchor Street (area 6) Wants 24'X16' aluminum shed of earth tones. Harrington I move to grant the variance. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
13. Thomas Hansen: 1982 Everglades Dr. (area 6) Wants Polyethylene shed 12'6" X 8' Grey/Blue. Harrington I move to grant the variance. 2<sup>nd</sup> by Gallup. Motion carries 4-0.
14. Mitchell Kimbro: 7659 Sandstone Rd. (area 6) Wants Corrugated Aluminum Shed 32X14 Dove Gray, white roof and trim- Harrington I move to deny this variance until there are more photos provided and table this until the August 8<sup>th</sup> Board meeting. 2<sup>nd</sup> by Gardner. Motion carries 4-0.

Gardner discussed the following issues:

**a. Discussion on Possible “dumping” solutions:** The Architectural office has been discussing possible solutions to “dumping” in HBTS. Would it be possible to allow members to contact the Arch office when they have debris to dispose of so they could dispose of their debris in our dumpster on a regulated basis? Possible enforcement could be fake/real cameras, fines, and limited their usage.

Debris along roadside: What is the BOD suggestion on how to handle areas in HBTS where dumping has occurred? Large brush and concrete piles for example. County deals with this issue via the code enforcement office. Rogers suggested a community Crime Stoppers for each neighborhood.

**b. Enforcement of violations in “back-yards”:** Do we have the right to force members to clean up areas we can not see from the road, but are visible to their neighbors? Gardner I move we give permission to the architectural staff to view these complaints and have the members maintain and have the yards in compliance. 2<sup>nd</sup> by Harrington. Motion carries 4-0.

**c. Builders Damage to Adjoining Lots:** What type of enforcement can we provide to the builders who are accessing their “new construction” sites via the vacant lots next to them? How do we suggest they restore these lots? Harrington I move we have the Architectural Committee send letters to builders to restore the lots they damage. 2<sup>nd</sup> by Gallup. Motion carries 4-0.

**Guest Policy**-Increase number of visits per year also allow other groups to use of facility. Withdrawn from the agenda early in the meeting. Harrington I move we do not restrict the members rights on the number of times a guest uses the facility. 2<sup>nd</sup> by Gardner. Motion carries 4-0.

**Committees**-appointment of new chairpersons- Harrington I move to appoint Mrs. Gardner be the chairperson of the Architectural Committee. 2<sup>nd</sup> by Gallup. Discussion. Motion carries 4-0. Harrington I move to appoint Linda Massingill, Tamara Palmertree and Liz Potts as the architectural Committee. 2<sup>nd</sup> by Gallup. Discussion. Motion carries 4-0. Harrington

I move to appoint Karl Knoch as chairperson of the Hidden Creek Estates architectural committee and the committee members Tom Kurz, Tom Vanhoutte and Jim Brevard. 2<sup>nd</sup> by Gallup. Motion carries 4-0.

Harrington I move to appoint Sandy Kemp as chairperson of the nominating committee. 2<sup>nd</sup> by Gallup. Motion carries 4-0.

Harrington I move to appoint Billy Neal and Hale Laughlin as co-chairs of the storm water committee. 2<sup>nd</sup> by Mrs. Gallup. Motion carries 4-0.

**Check Signing-\$1,000 and under-required signatures-** Harrington I move we authorize the general manager and the CPA to sign checks up to \$1,000. Checks up to \$25,000.00 with one board member signature and any amount over \$25,000.00 must have 2 board signatures. 2<sup>nd</sup> by Gardner. Discussion. Motion carries 4-0. Mrs. Rinehart stated the CPA, Wendy Hoeflich and herself would like to be bonded before this occurs. Harrington stated he would like the board and the GM and CPA bonded by August 31<sup>st</sup>.

**Property Survey**-Update the survey for the facility-last one done (20 years ago)- Harrington I move we authorize the general manager up to \$20,000.00 to have a topographical survey of the property. 2<sup>nd</sup> by Gallup. Discussion. Motion carries 4-0.

Attendees for Board Meetings-who may attend the BOD Meetings- Harrington I move the board grants the right to employees and guests to attend the board meetings. 2<sup>nd</sup> by Gardner. Motion carries 4-0.

**Adjournment-** Gallup I move to adjourn. 2<sup>nd</sup> by Gardner. Motion carries 4-0.  
Meeting adjourned at 11:53 a.m.

**Open Forum**

**Respectfully submitted**

**Neal Rogers**  
**Secretary**