

**Architectural Review Board  
Meeting Minutes  
September 24, 2020**

**Board Present:** Jordan Berliner, Chairman; John Heatherman, Brad Hix, Bob Manne, James Slavetskias, Dale Strecker, Bob Zinn,

**Absent with notice:** Jim Nasuti, Don Schnackel

**Staff Present:** Michele Chisolm

**Call to Order:** 8:00 AM

**Minutes:** Bob Manne motioned to approve the ARB meeting minutes for August 27, 2020. Bob Zinn seconded the motion. The July Meeting Minutes were unanimously approved as amended.

**Meeting Adjourned:** 9:45 AM

**Submissions:**

1. Lot 134 Misty Morning Drive #2 Case: 8865  
Nieradka/JTROS  
Final Review: Submitted plans for new construction of a single-family home. The plans submitted were granted a Final Approval. The color selections were approved. A final approval letter was forwarded to the Owner and Builder.

Comments from the Board:

- Reconsider the placement of windows in the master bedroom, bedroom #3, and the study.
- Consider adding a second HVAC Unit. If the Owner decides to add a unit, the service yard can be enlarged to accommodate the second unit.
- Provide structural details.
- Submit a landscape plan before the completion of the project. The landscape plan may be forwarded by email for approval. Once the final approval is granted the Owner or Builder must provide a full-size copy for the ARB to sign-off on.

2. Lot 7 Angel Wing Drive #9 Case: 8866  
Hennings

Final Review: Submitted plans for new construction of a single-family home with a pool and deck addition in the rear. The plans submitted were approved. The color selections and landscape plan were approved. A final approval letter was forwarded to the Owner.

Comments from the Board:

- The Board requests that you fix the parking pad driveway layout on the site plan.
- The Board objected to the removal of trees that are not affected by the construction of the home and requested that the owner revisit the issue. The trees in question have been circled in red on the tree and topography plan. The ARB Inspector will inspect the trees in question during the stake out inspection.
- ARB Guidelines state that, if a specimen tree or many trees must be removed for the construction footprint, mitigation may be required subject to ARB approval. A

landscape plan must be submitted showing the trees replaced if you mitigate by replacing trees. A copy of the Tree Mitigation Policy is available at the POA.

3. Lot 35 Dolphin Point Lane #26 Case: 8838  
Coastal Oaks Development

Final Review: Submitting final plans with 3' approved variance for new construction of a single-family home. The 3' variance was approved in the preliminary submission. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Builder.

Comments from the Board:

- The structural plans must be submitted to the ARB.
- The Landscape plan must be submitted prior to the completion of the project.
- The Board recommends a faux window to break up the gables on each side elevations.

4. Lot 212 Crooked Pond Drive #58 Case: 7455  
Lawrence

Final Review: Submitted plans for a pool and deck in the rear. A landscape plan was not required. Pool to be shielded with the existing landscaping shown on property. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.

Comments from the Board:

- The Board requested that the Owner and Contractor identify the wall at the edge of the pool deck. The wall cannot be higher than 18".

Update: The contractor stated that the wall is not higher than 18" and glass tile will be used for the material.

5. Lot 262 Oyster Reef Cove #7 Case: 7775  
Uttal/Thomas

Final Review: Resubmitted plans, Option A and Option B requesting an 8' 9" variance for a screen porch addition in the rear. Option A plans were granted a Final Approval. A final approval letter was forwarded to the Owner.

6. Lot 18 Old Fort Drive #43 Case: 7095  
Kuzmick

Final Review: Submitted plans to enlarge the guest bedroom on the southwest 2<sup>nd</sup> floor corner of the house. The extension will be built to cover an existing uncovered 2<sup>nd</sup> floor deck at the same size 12' x 7'. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Builder.

7. Lot 29 Broomsedge Court #29 Case: N/A  
Herbst  
Concept Review: Submitted concept plans for a screened porch addition in the rear. The concept plans submitted were approved. The Board encourages the Owner to move forward with final review plans.
8. Lot 16 Jingle Shell Lane #20 Case: 5876  
Redden  
Concept Review: Submitted concept plans for a screen porch enclosure over existing pool. The concept plans submitted were approved. The Board encourages the Owner to move forward with final review plans.
9. Lot 52 Yellow Rail Lane #22 Case: 8490  
Nichols  
Concept Review: Submitted concept plans requesting a 7 ½' variance for a screen porch addition on an existing slab in the rear. The concept plans requesting the variance were approved. The Board encourages the Owner to move forward with final review plans.
10. Lot 165 Rainbow Court #4 Case: 6411  
Georgeopoulos  
Concept Review: Submitted concept plans for a screen enclosure. Option A requesting a 15' variance. Option B requesting a 15'10" variance. The concept plans submitted were denied. The plans did not have enough information and the dimensions were not correct. The Board requested that the Owner submit an updated survey showing the property corner markers, side setbacks, rear setbacks and side and rear dimensions.
11. Lot 68 High Bush Drive #4 Case: 5498  
Crawford  
Final Review: Submitted plans for a single car garage addition. The final plans submitted were denied.
- Comments from the Board.
- The Board stated that they approve of the concept of adding a garage in the proposed location.
  - The plans submitted were not to scale. The Board requested a complete set of plans drawn to scale with the required details.
12. Lot 144 Cottonwood Lane #13 Case: 6584  
Riebesell  
Concept Review: Submitted concept plans requesting a 12' variance, changing the existing roof line to add a screen porch enclosure. The concept plans submitted were denied.

**Sign-off approved landscape plans**

Lot 90 Tall Pines #3  
 Lot 319 Seabrook Drive #270  
 Lot 91 Oyster Bay Place #31  
 Lot 21 Country Club Court #5  
 Lot 9 Hermit Crab Court #3

**Administrative:**

13. Lot 207 Button Bush Court #2	driveway pavers	Case: 7339
14. Lot 65 King William Court #3	trellis	Case: 7220
15. Lot 12 Whitetail Deer Lane #24	service yard	Case: 6094
16. Lot 15 Old Fort Drive #37	window	Case: 7096
17. Lot 367 Seabrook Drive #269	driveway repair	Case: 6745
18. Lot 33 Pineland Road #27	driveway extension	Case: 5142
19. Lot 104 Hickory Forest Drive #60	hot tub	Case: 6854
20. Lot 25 Myrtle Warbler Lane #16	screen	Case: 8729
21. Lot 2 Fernwood Trail #2	wood rot repair	Case: N/A
22. Lot 33 Golden Hind Drive #44	hot tub	Case: 7496
23. Lot 55 Bent Tree Lane #8	shutters	Case: 5501

**September Fees**

Review Fees:	\$ 6,950
Administrative Fees:	\$ 450
Total Fees:	\$ 7,400
Y.T.D.	\$ 46,760
Tree Mitigation Fees:	\$ 1,168
Y.T.D.	\$ 11,624
Fines Issued:	\$ 100
Fines Collected:	\$ 100
Fines Y.T.D.	\$ 100

The next scheduled ARB Meeting will be October 22, 2020.