

**Architectural Review Board
Meeting Minutes
August 27, 2020**

Board Present: Jordan Berliner, Chairman; John Heatherman, Bob Manne, Jim Nasuti, Don Schnackel, James Slavetskas, Dale Strecker, Bob Zinn,

Absent with notice: Brad Hix

Staff Present: Michele Chisolm

Call to Order: 7:55 AM

Minutes: Bob Manne motioned to approve the ARB meeting minutes for July 23, 2020. Bob Zinn seconded the motion. The July Meeting Minutes were unanimously approved.

The Board reviewed the two survey questions for the 2021 Resident Opinion Survey. Bob Zinn motioned to keep the two questions from the 2018 HHP Resident Opinion Survey. Jim Slavetskas seconded the motion. The motion to keep the previous questions were unanimously approved.

Bob Zinn recommended the ARB to consider and propose the updated 2018 ARB Guidelines to the Board of Directors. Jim Nasuti seconded the motion. The Board unanimously approved the recommendation.

Submissions:

1. Lot 93 Sara Court #12 Case: 8260
Brown
Final Review: Submitted plans to add a Carolina Room in the rear. 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 requests that the window trim matches the existing trim color.

2. Lot 319 Seabrook Drive #270 Case: 7825
Tribuna
Final Review: Submitted plans to add a pool and deck addition to the rear. 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 request that the Owner and Contractor identify the two unmarked rectangles on the pool deck.

Update: The Contractor stated that the rectangles were planters at deck elevation (under 18") not raised. It will consist of gravel and plant material.

3. Lot 32 Purple Martin Lane # 34 Case: 5900
Museck
Final Review: Submitted plans to add a small Carolina Room in the right rear on an existing patio. The corner column encroaches 6" into the side setback line. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.

4. Lot 5 Angel Wing Drive #13 Case: 8073
Reaves
Final Review: Submitted plans to remove existing wood deck and add a small screen enclosure on a concrete slab. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
5. Lot 24 Herring Gull Lane #6 Case: 8660
Woods
Final Review: Submitted plans to screen/enclose existing covered area to expand kitchen, add a pantry area, provide a roof over existing grill area, and expand the pool deck area. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner.
6. Lot 141 Twisted Cay Lane #6 Case: 6872
Cregan
Concept Review: Submitted plans to install a pool in the rear or side rear. Option A pool and deck installation in the rear, and Option B pool and deck installation to the rear side of the residence. The conceptual plan Option A, submitted to install a pool and deck in the rear, has been granted approval. The Option B concept plan was denied. A concept approval letter was forwarded to the Owner.
7. Lot 2 Manor Court #4 Case: 8574
Perrone
Concept Review: Re-submitted plans requesting a 6' variance in the rear for a screen porch enclosure. The concept plans submitted were approved.
8. Lot 25 King Rail Lane #11 Case: N/A
Strohmaier
Final Review: Submitted a proposal requesting permission to post a Private Property and/or NO Trespassing notification on an unimproved Lot. The plans submitted were approved.

Comments from the Board:

- The POA Maintenance Director will make the sign to be inconsistent with POA signs.
- The Owner is responsible for the cost of the sign.
- The Owner is responsible for the maintenance of the sign.
- The sign must be posted 10' into the front and rear of the Lot.
- The Board states that in all probability this may not solve your trespassing problem and recommends that you take stronger measures to ensure your privacy and deter trespassing on your Lot. Installing some landscaping such as a row of hedges or wax myrtles 10' into your private property may help deter vehicles or pedestrians from entering. The landscaping cannot be installed in the area considered common property or the road right of way, which is 10' from the edge of the roadway into private property area.
- The POA will not be responsible for any damages to the sign or property.

9. Lot 21 Country Club Court Case: 8481
Collinger

Final Review: Submitted plans for new landscaping and concrete driveway extension. The plans submitted were reviewed by the ARB Landscape Architect.

Comments from the ARB Landscape Architect:

- Is there actually enough room to place the palm alongside the garage? Looks like about 2-3' tops. That is not enough room.
- Plantings along the pull off parking area are within the right of way. Have them acknowledge this and that the owner understands that these are at risk should HHP need to perform work within the R.O.W. and has no responsibility to replace.
- More plantings are needed at the foundation of the home.
- Too many single "specimen" plantings at the foundation (right side of walk). There should be more groundcovers incorporated in this area as well as multiples of each plant not so much single use of one plant.

Update: The Landscaping Company stated that the driveway sweep by the garage will be adjusted to accommodate enough room for the palm tree which the owner really wants. The owner is ok with the society garlic in common space by the road. The right side of the walk is for future annuals and perennials, sorry I did not include that on the plan. The right side of the walk is small and there will be a contrast in leaf texture and color with sunshine Ligustrum, encore azalea, and blue cascade dystillium. The ARB Landscape Architect approved the plan with the information provided by the Landscaping Company.

10. Lot 91 Oyster Bay Place #31 Case: 7690
Minson/Tan

Final Review: Submitted re-landscaping plans. The landscaping plans were reviewed by the ARB Landscape Architect. The landscape plans were approved.

Sign-off: Lot 90 Tall Pines #3 Landscape Plan Case: 8850

Administrative:

- | | | |
|----------------------------------|----------------|------------|
| 1. Lot 197 Winding Trail Lane #5 | shutters | Case: 6052 |
| 2. Lot 369 Headlands Drive #137 | driveway | Case: 6651 |
| 3. Lot 50 Brown Thrasher Road #9 | arbore | Case: 6355 |
| 4. Lot 23 Big Woods Drive #22 | service yard | Case: 7797 |
| 5. Lot 277 Carma Court #1 | wood rot | Case: 8613 |
| 6. Lot 163 Rookery Way #48 | deck | Case: 5885 |
| 7. Lot 32 Parkwood Drive #15 | pergola | Case: 7962 |
| 8. Lot 238 High Bluff Road 181 | resurface pool | Case: 6609 |
| 9. Lot 366 Gaspee Court #5 | door | Case: 6524 |
| 10. Lot 10 Hermit Crab Court #5 | driveway | Case: 7173 |

August Fees

Review Fees:	\$ 2,750
Administrative Fees:	\$ 650
Total Fees:	\$ 3,400
Y.T.D.	\$ 39,360
Tree Mitigation Fees:	\$ 869
Y.T.D.	\$ 8,930
Fines Issued:	\$ 100
Fines Collected:	\$ 100
Fines Y.T.D.	\$ 100

The next scheduled ARB Meeting will be September 24, 2020.