

**Architectural Review Board
Meeting Minutes
June 28, 2022**

Board Present: Jordan Berliner, Chairman, Dale Strecker; Architect, Brad Hix; Landscape Architect, JT Landreth; Jack Toti, Bob Zinn

Absent with notice: Don Schnackel, Patricia Smith, James Slavetskaskas

Staff Present: Michele Chisolm; Peter Kristian

Call to Order: 8:00 AM

Minutes: Bob Zinn motioned to approve the ARB meeting minutes for May 26, 2022. Dale Strecker seconded the motion. The May 2022 Meeting Minutes were approved as amended.

Meeting Adjourned: Bob Zinn motioned to adjourn the ARB Meeting on June 28, 2022. Jack Toti seconded the motion. The May ARB Meeting was adjourned at 9.00am.

Appeal

Lot 42 Foxbriar Lane #18
Henderson

Case: 8887

Owner appealed the Board's decision to deny a 7' variance to add a screen enclosure in the side rear. The Board denied the Owner's request to reconsider the variance. The Board stated that the home and deck already extend the building setback. Adding a vertical construction to that encroachment will add mass to an already over extended area. The Board asked the owner to consider other areas within your building setbacks and revised a suitable plan that meets ARB requirements and submit to the ARB for review.

Submissions:

1. Lot 12 Stonegate Drive #23 Case: 8887
Kleinjan
Final Review: Submitted final plans to review for New Construction of a single-family home. The plans submitted were granted a Final Approval with comments.

Comments from the Board:

- Pool plans must be submitted for approval prior to the completion of the construction. For swimming pool guidelines, see ARB Guidelines Section 3.3 and 4.24.
- An exterior color chart must be submitted for final approval.
- A complete landscape plan must be submitted with the pool plans for final approval.

2. Lot 119-120 Clove Hitch Court #7 Case: 8891
Merrihue

Concept Review: Re- Submitted concept plans for New Construction of a single-family home. The concept plans submitted were approved. The existing buffer must remain to shield the third and fourth garage from the neighbor's view.

Comments from the Board:

- The Board also stated that glass door and shutter look shown in the photo example of an existing home located on Seabrook Landing Drive in HHP is approvable as well.

- Please submit a tree and topo with your next submittal that identifies any additional trees you wish to be removed. Keep in mind that any trees that are marked for removal and are not in the scope of the new construction require mitigation. ARB Guidelines state that, if a specimen tree or if many trees must be removed for construction footprint, mitigation may be required subject to ARB approval. If mitigation is required a landscape plan must be submitted to show the replacement of trees removed that did not meet the removal requirement. A copy of the Tree Mitigation Policy is available at the POA.

The Board encourages you to move forward with preliminary plans or final review. If you chose to submit a final plans, it must be full working drawings with a site plan (1/8-inch scale), tree and topo survey, elevation drawings of all four (4) sides, culvert inert elevations, finish floor elevations, spot grade elevations, adjacent property elevations, roof plan, drainage plan, window schedules, structure details, cross section details, wall section details, electrical plans, exterior colors, and materials (color board), swimming pool plans if applicable, landscaping plan and all that applies.

3. Lot 199 Anglers Pond Court #7 Case: 8889
Eisenberg
Final Review: Re-submitted exterior color board for review. The exterior colors and material were granted a Final Approval. A final approval letter was forwarded to the Owner and Builder.
4. Lot 46 Eagle Claw Lane #19 Case: 8051
Kaplan
Final Review: Submitted plans requesting a 8' variance to add a grill pergola to an existing pad. The variance was denied.

Discussion: Synthetic and Artificial Turf

The Board briefly discussed solutions to propose guidelines for artificial turf.

Administrative:

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| 5. Lot 4 Dunlin Place #7 | Driveway no change | Case: 5935 |
| 6. Lot 12 Angel Wing Drive #2 | Driveway no change | Case: 5151 |
| 7. Lot 58 Deerfield Road #82 | Pool Replaster | Case: 5047 |
| 8. Lot 87 Lenora Drive #29 | Service Yard | Case: 7788 |
| 9. Lot 15 Fernwood Trail #15 | Wood Rot | Case: N/A |
| 10. Lot 5 Seabrook Landing Drive #13 | Window, Doors, Sliding | Case: 8633 |
| 11. Lot 295 Florencia Ct. #6 | Patio | Case: 7199 |
| 12. Lot 1 Eagle Claw Drive #2 | Railings | Case: 5062 |
| 13. Lot 91 Pheasant Run #25 | Driveway no change | Case: 6307 |
| 14. Lot 252 Ellenita Drive \$26 | Awning | Case: 6966 |
| 15. Lot 11 Sam's Point Lane #10 | Window change out | Case: 7887 |
| 16. Lot 229 Flying King Court #4 | Wood rot | Case: 7282 |

June Fees

Review Fees:	\$	125
Administrative Fees:	\$	425
Total Monthly Review Fees:	\$	550
Y.T.D.	\$	30,870
Monthly Tree Mitigation Fees:	\$	660
Y.T.D.	\$	3,777
Monthly Fines Collected:	\$	100
Fines Y.T.D.	\$	200

The next scheduled ARB Meeting will be July 28, 2022.