

## ACC MEETING MINUTES FOR NOVEMBER 28, 2018

Tom Cable

- I. Call to Order - The meeting was called to order by the chair, Robert Pruski at 5:30 PM
- II. Attendance
  - A. ACC Members – Robert Pruski, David X, Ray Morais, Tom Cable
  - B. Board Members – Nick Colosi, Marvin Jones
  - C. Administrative Staff – Jim Smock, Heather Cooley
  - D. POA Members – Nita Smith, Honey Homes – Andrear Gerhet, Ray Morais Senior, Terry and Tricia Puckett, Dave Dare, Robin Marioux with several fellow members, Javier Deleon, Bridget Horan
- III. Variance Requests and Member Guest Comments
  - A. 14222 Bay Bean
    1. The petitioner presented reasons why a variance should be granted for a 5- foot tall fence enclosing the front yard including a pergola:
      - a. The appearance would improve the surrounding community.
      - b. It would provide pet protection from Coyotes
      - c. It would provide security
      - d. It would be of superior materials and design
      - e. House looks better than originally
    2. The ACC was unable to comment for legal reasons.
    3. The petitioner began construction without a permit.
    4. The project violates the Sea Pines **Subdivision Covenants\*** for fencing. Fencing is not permitted

forward of the front building line. Therefore, the application was disapproved and referred to the Board.

B. 16019 Jessamine Street

1. The petitioner wanted to know why his front yard side property line fencing project was not approved when the opposite property line has a fence identical to the proposed project.
2. The petitioner presented approximately 10 photos of similar fencing in Sea Pines subdivision.
3. Project was not approved as fencing is not permitted by Sea Pines Subdivision Covenant forward of the forward building face.
4. The matter was referred directly to the Board, as an ACC variance request would have been on the same basis.

C. 13813 Halyard

1. The petitioners requested a variance for a fence panel attached to Pergola support posts on the east side property line that was approximately 10 foot tall instead of the Subdivision Covenant dictated 6 feet.
2. The variance was denied.
3. The Pergola and the Deck were approved. However, the center support pergola support post on the fence is to be removed, as it serves no purpose without the fence panel.
4. The project did not have a permit prior to construction. Construction was about half complete.

D. 14802 Highland Mist

1. The petitioner was present to see why his north side property line fence was disapproved.
2. The petitioner believed he had verbal approval from the ACC from a previous meeting.
3. The approval was denied at the Island Fairways Subdivision Covenants for this lot, in combination with City Code, allows a fence no higher than 4 feet in that location.
4. The matter is referred to the next Board meeting, as the issue is a Covenant matter.

E. Honey Homes - Andrear Gerhet

1. The home contractor expressed concerns over the 1,000-foot roof color and wall color design variation rule. Since the committee was in the process of revising this to approximately 300 feet, the committee asked for feedback. The contractor stated there would still be a problem with black roofs, which are currently popular. The ACC stated it may consider a lesser restriction for black shingle roof and tile roofs, which have fewer color choices.

F. Nita Smith – General Member

1. Nita expressed concerns over the maintenance of building sites and the need for fines.

G. 14810 Cobo de Bara

1. The general contractor and owner of the property was representing the deck and dock sub-contractor. A new application was presented to replace one that had been not approved.
2. This application requested a variance of the Subdivision Covenant Mooring Line from 10 feet to 13 feet. The previous application design required 15 feet. For the same reason, the newer application could not be approved.
3. This application also modified the stairway, which had not been approved in the original application.
4. Due to Item 3, the matter is referred to the Board for the next Board meeting.
5. The ACC supports a change to a 15-foot mooring line for all properties on Cobo de Bara with the caveat that 15-foot mooring line structures must not significantly affect access to a neighboring 10-foot mooring line boat dock/lift/ slip.

H. 14810 Cobo de Bara – Ray Morais Senior

1. Ray lives next door to the west at 14806 Cobo de Bara.
2. Ray stated a number of problems with the current construction on 14810 Cobo de Bara.

- a. Length of time to construct has been 15 months instead of the required maximum of 9 months.
- b. Originally there was no permit for the house
- c. Problems with height and size
- d. Rear retaining wall infringing on his property and reducing access to his foundation for maintenance
- e. Poor lot maintenance throughout including the long term presence of a tar trailer
- f. Questions if deck height meets the Tesoro subdivision covenants
- g. Concerns about possible drainage issues

I. Bridget Horan – 14814 Cobo de Bara

1. Bridget lives just to east of 14810 Cobo de Bara, which is a house currently under construction, but nearing completion.
2. She wanted to know what type of fencing she could construct to separate her property's front yard from the 14810 lot.
3. ACC member Tom Cable agreed to meet with her for a pre-application site inspection.

IV. Due to the time required to hear member comments and petitions, the remaining agenda items, including old business, new business, and the rules revision workshop were cancelled.

V. A rules revision workshop was scheduled for December 5, 2018 at 4:00 PM. Location is to be announced.

VI. The next ACC meeting was scheduled for December 19, 2018 at 5:30 at the POA office.

VII. Adjournment – The meeting was adjourned at approximately 8:00 PM.

