

Architectural Control Committee – Meeting Minutes – FINAL

Date: August 17, 2022 (Originally scheduled for August 10, 2022.)

Location: PIPOA Office, 14015 Fortuna Bay Drive

1. Call to order

- a. ACC Chair David Heitzman called the meeting to order at 5:55 PM.

2. Roll call

- a. In attendance:
 - i. ACC: David Heitzman, Bill Hibbs, Charlie Guzman
 - ii. BOD/STAFF: Heather Cooley Coxé
- b. Not in attendance:
 - i. ACC: Michael Hall, Josh Senecal excused

3. Approval of Meeting Minutes

- a. The July 2022 meeting minutes were approved.

4. Member Comments

- a. Zach Kieschnick, Lot 23 Block 216 Cruiser Avenue, discussed design ideas for a new home.

5. Old Business

- a. Per Board President Marvin Jones, the lots/townhomes under construction on Fortuna Bay will be converted back to four lots and grouped under a condo regime. *Is there an update?*
- b. Discussion was held regarding the continued number of owner exception requests to construct docks and lifts beyond a platted mooring area and water building line. The Protective Covenants for the various subdivisions provide authority for the ACC to grant exceptions to these restrictions; however, the ACC requested the Board of Directors first provide direction to the committee before approving exceptions. The ACC also discussed the Board policy for mooring permits. The Board is expected to provide guidance on both topics.

6. New Business

- a. Discussion was held about turn times for bulkhead inspections in preparation of construction. The ACC does not final approve requests until the PIPOA completes a bulkhead inspection. The average wait for an inspection is now two weeks, with some reports taking up to three weeks. The ACC is requesting the PIPOA commit to a 3-business day service level agreement to allow for best customer service.
- b. The ACC received confirmation from the Board's attorney that security fencing may be installed on vacant lots, providing the fence material, construction is approved by the ACC.
- c. The ACC reviewed an owner's concern about a possible violation about deck/dock constructed on Primavera. The ACC confirmed there is not a violation.

7. Review of Applications

- a. The ACC reviewed application requests.

8. Next Meeting Date

- a. The next ACC meeting is scheduled for September 21, 2022 5:30 PM at the POA office.

9. Adjourn

- a. Bill Hibbs made a motion to adjourn. Charlie Guzman seconded. The meeting was adjourned at 7:15 PM.