

## Architectural Control Committee – Meeting Minutes – FINAL

Date: February 7, 2022

Location: PIPOA Office, 14015 Fortuna Bay Drive

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### 1. Call to Order

- a. David Heitzman called the meeting to order at 5:30 PM.

### 2. Roll Call

- a. David Heitzman, Bill Hibbs, Charlie Guzman, Josh Senecal all present; Michael Hall absent.
- b. Board/Staff: Heather Cooley Cox

### 3. Approval of Meeting Minutes

- a. The December 2022 meeting minutes were approved. (No January meeting.)

### 4. Member Comments

- a. Shelia Trudeau and Garen John, 13730 Three Fathoms Bank Drive, shared their concerns about the license to encroach policy, which could impact their desire for a protected view from neighboring structures or larger vessels. The ACC asked for their recommendations on any changes or considerations, but none were provided.
- b. Juan Calvi, 14451 Leeward Drive (at Granada), presented the ACC with information about Phase I of the Portside PUD. Applications for construction will follow. Mr. Calvi, joined by Mr. Guy Davis, also provided photos of the sand shoaling and trash/debris adjacent to his bulkhead. Based on the photos, the water depth measures 0 feet at the bulkhead. The ACC will share the photos with the PIPOA and Board Directors, to add to Mr. Calvi's previous requests about shoaling and dredging. It was noted that owners (along Caravel) have previously notified the PIPOA of extremely low water levels at certain times of the day/year that prevent an owner from accessing their boat lift.

### 5. Old Business

- a. Structures Beyond Mooring Areas/License to Encroach
  - i. The Board approved a license to encroach policy so to provide owners reasonable use of the PIPOA submerged land for improvements. However, the Board provided no documentation of either the policy or procedure. The Board did not accurately document the fee requirements as motioned.
  - ii. The ACC, in effort to assist owners, drafted a recommended policy & procedure document for the Board. To date, no feedback or comments received from the Board.
  - iii. Owners continue to request updated information from the ACC about the policy. It was recommended for each to directly contact members of the Board.

### 6. New Business

- a. David Heitzman discussed the needed trash/debris cleanup at the canal end of Atascadero Avenue and the possible need for a bubbler at this section of the canal. David indicated an email will be sent to Executive Director Gary Klepperich with the information to include the name of the property owner willing to install a bubbler.
- b. Discussion was held about Mr. Tom Cable's memos of his opinions being presented in such a way a reader could have the impression the memo is an "official" document. Mr. Cable's opinions are just that – his personal opinions. Mr. Cable does not speak on behalf of the ACC.

### 7. Review of Applications

- a. The ACC reviewed applications.

### 8. Next Meeting Date

- a. The next ACC meeting is scheduled for March 6, 2023 at 5:30 PM at the POA office.

### 9. Adjourn

- a. Bill Hibbs made a motion to adjourn the meeting. Charlie Guzman seconded. The meeting was adjourned at 7:10 PM.

**Architectural Control Applications - 2023**

**ACC Applications - Disposition Status**

	January		February		March		April		May		June		July		August		September		October		November		December		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Approved	10	67%	36	80%																					46	77%
Approved with conditions	0	0%	1	2%																					1	2%
Disapproved	0	0%	0	0%																					0	0%
Additional info required	0	0%	0	0%																					0	0%
Incomplete	5	33%	8	18%																					13	22%
<b>Total Applications - DECISIONED<sup>1</sup></b>	<b>15</b>	<b>100%</b>	<b>45</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>60</b>	<b>100%</b>
Pending <sup>2</sup>																										
<b>Total Applications - PENDING &amp; DECISIONED<sup>3</sup></b>																									<b>60</b>	

**ACC Applications - Improvement Type (Decided apps EXCLUDING those in Add'l Info Required, Incomplete & Pending categories)**

	January		February		March		April		May		June		July		August		September		October		November		December		TOTAL	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Addition/Rebuild/Remodel	0	0%	0	0%																					0	0%
Boat Lift	0	0%	0	0%																					0	0%
Commercial	0	0%	3	8%																					3	7%
Deck/Dock/Lift	4	40%	12	33%																					16	35%
Duplex - Water Access (Land)	0	0%	0	0%																					0	0%
Duplex - Water Front (Canal)	0	0%	0	0%																					0	0%
Fence/Wall	1	10%	6	17%																					7	15%
Inground Pool	2	20%	2	6%																					4	9%
License to Encroach	0	0%	0	0%																					0	0%
Modification	0	0%	2	6%																					2	4%
Multi-family - Water Access (Land)	0	0%	1	3%																					1	2%
Multi-family - Water Front (Canal)	0	0%	1	3%																					1	2%
Pre review/Exception/Mooring/Other	1	10%	2	6%																					3	7%
Shade Structure	1	10%	3	8%																					4	9%
Single family - Water Access (Land)	1	10%	1	3%																					2	4%
Single family - Water Front (Canal)	0	0%	1	3%																					1	2%
Solar Panels	0	0%	2	6%																					2	4%
Storage Shed	0	0%	0	0%																					0	0%
<b>Total DECISIONED (excludes ADD'L INFO, INCOM &amp; PENDING)</b>	<b>10</b>	<b>100%</b>	<b>36</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>100%</b>	<b>0</b>	<b>100%</b>	<b>0</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>100%</b>	<b>0</b>	<b>100%</b>	<b>0</b>	<b>100%</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>	<b>46</b>	<b>100%</b>

<sup>1</sup> All applications are **decisioned** by at least three (3) members of the ACC.

<sup>2</sup> **Pending** applications have been processed by coordinator but not yet decisioned by the ACC.

<sup>3</sup> Sum of all **decisioned** and **pending** applications at specific time.

ACC Decided Applications

