

ACC MEETING MINUTES FOR WEDNESDAY APRIL 10, 2019

- I. CALL TO ORDER - Meeting was called to order at 5:25 PM, as no regular members were present.
- II. ACC MEMBER ATTENDANCE - Robert Pruski, Ray Morais, and Tom Cable (Bill Pope has resigned) (David Hoffman informed in advance that he could not attend)
- III. BOARD MEMBER/STAFF ATTENDANCE – Marvin Jones, Nick Colossi, Carter Tate, Jim Smock, Heather Coulee
- IV. MEETING MINUTES APPROVAL - Minutes of the last meeting were approved without correction or revision.
- V. VARIANCE REQUESTS, APPLICATION CONCERNS AND OTHER COMMENT/QUESTIONS – None
- VI. BUSINESS
 - A. Review/Adoption of proposed single signature rule for interior lot wood fencing.
 1. The ACC committee voted to reverse the decision of the previous meeting for this provision.
 - a. Reasons cited were too many exceptions in the final version and that one person should not be responsible for any ACC action.
 - B. Adoption of Membership Document
 1. It was agreed to keep the meeting days on the 1st and 2nd Wednesday as before. The idea for moving the day from mid-week was to help application turn around if members were required to visit the POA office twice a week for this purpose.

2. There was a discussion about the requirement that ACC members would have to come to the office two days a week to process applications. This was also rejected.
3. Tom Cable suggested that some type of lock box located outside the POA office containing the current applications. This was unanimously adopted with a modification provided by Jim Smock, the Executive Coordinator. That being the materials would not leave the POA property as the after hours work would be done in the Member's cars. This is to be accomplished in two weeks. The thinking is that this box will resolve the problem of failing to approve/disapprove applications in 5 days.
4. Unfortunately, having accomplished something, the Committee failed to vote to approve the ACC Membership Requirements Document. The action will be deferred to the next meeting. This was my (Tom Cable) responsibility to keep the agenda on track. My apology.

C. Quick Review of "ACC/POA TO DO LIST FOR 2019"

1. This was a quick review of a many page personal document Tom Cable made. The purpose was to illustrate the need for a replacement member with the time and skills to help with these projects. Tom Cable also proposed that perhaps we could find auxiliary volunteers for specific projects on the list. No action taken. Time invested was about 5 minutes.

D. Application Turn Around

1. This discussion inadvertently took place under Item B. Agenda discussion topics 4. and 6 had been resolved.
2. Administrative System Changes – Can Application processing take less than 5-days?
 - a. ACC coordinator stated that little could be done until new software is in place to resolve the matter.

3. Agenda Items D. 7 & 8 - These were general member communication matters the perhaps the ACC could help field to reduce the ACC Coordinators workload to help address the administrative turnaround problem. The ACC administrator appreciated the thought, but preferred the Committee concentrate on processing its own part of the application process.
4. An item that increases processing time is incomplete or illegible applications. Tom Cable said he would create a new form that relied more on check boxes and organized the information the Committee required for approval in a more prominent concentrated manner.

E. Structure Enforcement - This topic applied to decks, docks, shade structures, and primarily fencing.

1. The new staff generated compliance complaint form was discussed. The form could be modified to better serve both exterior maintenance and building complaints.
2. The enforcement on Bay Bean in Sea Pines was discussed.
3. Who looks for and reports construction discrepancies was discussed. Apparently no one does this. Therefore, no wonder there are many violations. Tom Cable recommended that the two exterior maintenance compliance officers to be trained to add this to their duties as their would be no increase in cost and would be "politically" correct. (My term) No action was taken, but perhaps the ACC should make an obvious non-binding recommendation to the Board at the next ACC meeting.
4. The concept of not enforcing certain covenants was enforced. In my opinion, such agreement to non-action should be formal, recorded, and publicized. However, everyone appeared to ultimately concede that non-enforcement of covenants especially, was not a good idea.
5. Tom Cable said he would do a survey of all fencing forward of the front building line and make a report. A

number of subdivision covenants do not allow fencing forward of the front building line. This a personal survey and not ACC authorized. No addresses will be reported in the survey. The point of the survey is to determine the extent of the issue.

6. The two vehicles without rear license plates on Gypsy were discussed.
7. Other Agenda Items on this topic remain to be discussed.

- F. Related “New Business” unauthorized fences. (See Item 5 directly above
- G. Meeting with Board - The ACC would like to have a meeting with the Board with its final configuration is established.
- H. Portable Toilet and Storms - After discussion, Tom Cable was tasked to compose a new standard for the next meeting.
- I. Brief Discussion by Tom Cable of the relationship of the ACC document to the Subdivision Covenants - a very brief synopsis follows:
 1. The universal covenant granting the ACC authority grants that body the authority to make decisions all construction. The ACC standards are nothing but an agreement to have standardized ACC decisions. Without this document, not only would applicants would have little idea as to what construction would be accepted, but such decisions could easily be arbitrary and capricious. Such decisions may have led to the 1992 universal Covenant amendment stripping power from the ACC. While the ACC document is often unappreciated, it is both authorized by the Covenants and aids and protects the membership in many ways.

VII. ADJOURNMENT – Meeting adjourned at about 7:00 PM

