

## Architectural Control Committee – Meeting Minutes

**Date:** Wednesday, August 28, 2019

**Time:** 5:30 p.m.

**Location:** POA Office, 14015 Fortuna Bay Drive

**Members Attending:** Robert Pruski, chair; Paul Braly, William Hibbs, Ray Morais, Jr.

**Members Absent:** David Hoffman

**Others Attending:** Heather Cooley, Nick Colosi

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1. **Call to Order:** ACC Chair Robert Pruski called the meeting to order at 5:39 p.m.
2. **Approval of Meeting Minutes:** A motion was made to adopt the minutes of the August 14, 2019 meeting. Seconded. Motion unanimously approved.
3. **Member Comments:** Tomas Rodriguez, owner of Building Aquatic Memories, discussed plans for two pool projects.
4. **Review of Applications and Variances:** Applications for construction projects were reviewed by the Committee.
5. **Old Business**
  - a. Updates to questions posed at the August 14<sup>th</sup> ACC meeting were provided:
    - i. Property on Bounty reported for construction without a permit: The POA inspected and found no external maintenance/construction.
    - ii. Property on Lanyard: The POA sent a letter of denial (for appeal) to the owners based on covenant restrictions. The owners may elect to appeal to the Board of Directors.
    - iii. Property on Bay Bean: Discussion was held about illegal construction. Further discussion with members of the Board of Directors and Executive Director required.
    - iv. Property on Three Fathoms Bank Drive and construction of a fence and a neighboring property owner's concern about protection of views.
    - v. Property on Beaufort. Confirmed illegal deck construction. Owner and contractor to be cited.
  - b. Discussion was held about the POA construction inspection process and if its more focused on the cleanliness of a job site vs. if a project is built to plan. Further discussion required.
  - c. Outstanding items (from August 14<sup>th</sup> meeting minutes) not discussed:
    - i. "Texas Thrones" stabilization – pending write up from ACC member
    - ii. Construction signage – pending write up from ACC member

**6. New Business**

- a. Heather Cooley discussed the need for a 30 to 60-day implementation period for new Guidelines passed by the ACC/BOD.
- b. Appreciation to Robert Pruski for his diligence in requiring city-issued building permits for all proposed construction projects in the POA prior to the Committee's review/approval.
- c. Paul Braly motioned to adjust the ACC meeting schedule to every other week vs. two times/month, to ensure the Committee reviews applications in a timely manner. Seconded. Motion unanimously approved.
- d. Discussion was held about what constitutes a construction start. Further discussion required.
- e. Ray Morais, Jr. requested parking rules be enforced; proposed submitting a draft of rules be submitted to the Board of Directors for the upcoming September 24, 2019 meeting.

**7. Next Meeting Date**

- a. The next ACC meeting is scheduled for Wednesday, September 11, 2019 at 5:30 p.m. at the POA office.

**8. Adjourn:** The meeting was adjourned at 6:15 p.m.