

ACC MINUTES FOR JANUARY 23, 2019

- I. The meeting was called to order at 5:30 PM by chair Robert Pruski.
- II. Attendance
 - A. Members present were Robert Pruski, Ray Morais, David Hoffman, Tom Cable
 - B. Heather Coulee – ACC Administrator
 - C. Alan Rickertson – Compliance Committee Chair
 - D. Nick Colosi – Board Member
 - E. The owner of 15815 Vincent
 - F. Contractor for 13526 Ducat – Victor Ibarra
- III. Variance Requests and Member Commentary
 - A. The owner of 15815 Vincent questioned the need for an engineering stamp for a Sun Structure when the city does not. Additionally, the city does not require a permit for buildings under 200 sq. ft. The ACC elected to continue to retain current PIPOA requirements due to the island's wind conditions. The ACC decision was that the owner should either obtain an engineering certificate or change the roof surface to be 50% or more open.
- IV. APPLICATIONS APPROVALS
 - A. A number of applications were approved. One application was rejected for an all-concrete fiber siding house was rejected on the basis of "harmony of design to existing structures". (Incongruence).
 - B. 13526 Ducat - This house is the third project the ACC has recently dealt with that has an inverted floor plan. (Garages compose the first floor while the main living area is the second floor). The ACC is struggling with two aspects of these designs:
 1. First is that the designs often have supporting pillars supporting a house extension forward of the garages. The subdivision covenants require that foundations be enclosed. This was not a really an issue with this particular design. While technically load bearing, the

pillars were within two feet of the house and appeared to be mostly decorative. Other similar designs have much longer extensions where cantilevering would not be possible.

2. Second, these designs have staircases in front of the front building face typically between the two garage doors. The issue has been to design these in such a way that they are in harmony with both the structure itself and the surrounding structures. After extensive discussion, we believe a solution has been found. Essentially it is that the stair case construction shall not be like that for a pressure treated wood deck both in material and style as with past designs. The contractor was requested to submit a detailed rendition of the stair design. Hopefully this staircase configuration will be a model for a new rule for these designs.
3. The load supporting pillar/versus covenant problem remains unresolved at this time. Originally the ACC/Board had the ability to modify the subdivision covenants. That they no longer can, after 1992, continues to cause all kinds of problems.

V. Additional Agenda Items

- A. A brief discussion was held over the proposed withdrawal of the Sea Pines subdivision.
- B. Tom Cable asked about the status of a remediation letter. The letter is to be sent shortly.

VI. Old Business

- A. Application Signature Process
 1. Tom Cable reintroduced the item. It has been a continual problem to obtain the necessary three signatures (A new policy not in the rule) for applications in the required time frame.
 2. The rule requires that a straightforward project application be approved within 5 business days. This requires at least three ACC members to come in at least twice a week. Online has proven to involve too much of

the ACC administrator's time and is unworkable for large plans.

3. Tom Cable suggested that the members be given keys to the building for after hours access.
4. Robert Pruski stated that some of the members work over 50 hours per week.
5. Heather Coulee, the ACC administrator unilaterally resolved the issue by stating she would return to the current rule that requires only one approval signature. The ACC has no administrative, rule making, covenant authority, or other standing to do otherwise so there was no further discussion.
6. This rule as written in 2004 only requires one signature. It states that it is assumed that multiple members will review a house project, but it is not required.

B. Approval of Past Minutes

1. The minutes for the December ACC minutes were approved.

VII. ACC Meeting Dates for February, 2019

- A. February 6th and February 20th were agreed upon by consensus.

VIII. Adjournment – Approximately 7:30 PM