

Architectural Control Committee – Meeting Minutes – FINAL

Date: July 11, 2022

Location: PIPOA Office, 14015 Fortuna Bay Drive

1. Call to order

- a. ACC Chair David Heitzman called the meeting to order at 5:31 PM.

2. Roll call

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

3. Approval of Meeting Minutes

- a. The June 2022 meeting minutes were approved.

4. Member Comments

- a. Heather Zimmerman, 15205 Caravel Drive, discussed a request for a deck/dock/lift project that extends beyond the platted 10-foot mooring line.
- b. Joseph Parrozzo, 15318 Bounty Avenue, presented a request for a dock that extends beyond the platted 10-foot mooring line.
- c. Tom Cable, 13750 Three Fathoms Bank Drive, expressed his extreme dissatisfaction with the ACC Guidelines document to include the ACC policies that conform to both the Protective Covenants and Texas Property Code. Mr. Cable regularly shares his opinions about the design of numerous homes and other owner improvements via email.

5. Old Business

- a. Washout on Dorsal: PIPOA Bulkhead Contractor inspected and identified washouts. PIPOA is waiting for the owner to remove the concrete walkway adjacent to bulkhead to repair.
- b. Per Board President Marvin Jones, the owners of the townhomes under construction on Fortuna Bay will be converting the lots back to four lots. The townhomes will be grouped under a condo regime. Is there a status update?

6. New Business

- a. Discussion was held regarding the continued number of owner exception requests to construct docks and lifts beyond a platted mooring area. The Protective Covenants for the various subdivisions provide authority for the ACC to grant exceptions to restrictions (not covenants) like mooring areas; however, the ACC agrees that the Board of Directors must first provide direction to the committee before the ACC will approve any exceptions. The ACC also discussed the Board policy for mooring permits.

7. Review of Applications and Variances

- a. The ACC reviewed application requests.

8. Next Meeting Date

- a. The next ACC meeting is scheduled for August 10, 2022 at 5:30 PM at the POA office.

9. Adjourn

- a. Bill Hibbs made a motion to adjourn the meeting. Josh Senecal seconded. The meeting was adjourned at 7:30 PM.