

Architectural Control Committee – Meeting Minutes

Tuesday, May 21, 2019 at 5:00 PM – 7:00 PM
POA Office, 14015 Fortuna Bay Drive

1. Call to order

- a. The meeting was called to order by Robert Pruski at 5:00 PM.

2. Roll call

- a. ACC members present: Robert Pruski, chair; David Hoffman, Ray Morais, Jr., via phone

3. Approval of Meeting Minutes

- a. The meeting minutes for the April 24, 2019 meeting were approved.

4. Member Comments

- a. See Item 5.

5. Review of Applications and Variances

- a. Kirk with Gulf Coast Palapas presented a modified design for a proposed louvered structure at 13725 Three Fathoms Bank Drive. Based on the new information, the Committee determined an ACC permit is not required since the structure will be temporary in nature.
- b. Jose Nunez, 15713 Escapade Street, presented options for a proposed fence project. Following discussion with the ACC, Mr. Nunez will submit a modified design for review.
- c. David Blakenship, 15422-B Grass Cay Court, requested a variance to install pilings ~5' beyond the platted 25' mooring line, to avoid having the prop to his boat directly in front of the bulkhead. Mr. Blakenship's property line extends to 50' beyond the bulkhead; however, permanent structures are not permitted beyond a mooring line. Mr. Blakenship will provide the Committee with examples of neighboring properties in the POA with structures beyond stated mooring lines. The Committee will also investigate options with the Army Corps of Engineers. The ACC also stated it does not have authority to approve variances to the covenants.
- d. Michael Stricker, 13905 Isla Colon Court, submitted an application (via D & D Decks & Docks) to install pilings ~3' beyond the mooring line. As noted above, the ACC does not have authority to approve variances to the covenants.

6. General Discussions

- a. Open ACC positions
 - i. Discussion of advertisements/postings of open positions.
 - ii. Paul Braly submitted an application to join the Committee; Robert Pruski will contact Paul to schedule a meeting.
- b. General review of POA/ACC vs. Development Services vs. engineering firms
- c. Lock box process and electronic approvals
- d. Archived guidelines
- e. Recognition for clean job sites

- f. Vinyl fence reimbursement program
 - i. The ACC requested the Board of Directors vote on terminating the vinyl fence reimbursement program. However, the requirement for a vinyl fence along certain corridors stands.
- g. Construction on water lots
 - i. The Committee reaffirmed the requirement for engineered plans for pools on water lots (within 20' of the bulkhead) and retaining walls by bulkheads over 3' in height.
- h. Other
 - i. Board member Carter Tate joined in discussion about options available to owners to amend their subdivision covenants to allow construction beyond the front building line to the property line. The idea is to find a positive way to help owners improve their property.

7. Next Meeting Date

- a. The next ACC meeting is scheduled for Wednesday, June 12, 2019 at 5:00 PM at the POA office.

8. Adjourn

- a. The meeting adjourned at 6:50 PM.