

ARCHITECTURAL CONTROL COMMITTEE
Minutes of August 2, 2017

Call to order: Joe Martere, ACC Chairman, called the meeting to order at 9:30 a.m.

Present: Joe Martere - Chairman, Peter Kirkby - Liaison to ACC, Jim Poe, Ron Pecina, Bob Hartman, and Rich Gagliano.

Absent: Eva Jensen and Joe Capone.

Minutes of July 5, 2017 meeting: Approved on a motion by Rich Gagliano, second by Jim Poe.

Old Business: Lots at Courts 4,10 & 11 are cleared and the sites were made ready for elevation checks. Paperwork has been submitted for Court 4 and is on hold pending the issuance of town permits so the contractors can proceed.

New Business: Language revisions to the Outbuildings and Sign guidelines have been approved by the Board and are now in effect.

Trees:

9	Pineridge Ct.	3 Tree leaning, impacting home.
45	C.S.Dr.	5 Pines impacting driveway, 2 raised bases
11	Pineridge Ct.	1 dead Pine
9	Golfcrest Ct.	2 Pines impacting house
15	Ct. 11 NW	2 Trees impacting construction. Will re-plant 2 trees
5	Ct. 10 NW	1 tree approved. Clear lot for new construction. Will re-plant 1 tree.
6	Fairway Ct.	10 Trees impacting home
43	Calabash Dr.	1 Tree leaning, danger to home
40	Pinewood Dr.	1 Tree close to power box
45	Calabash Dr.	1 Tree is dying
53	Swamp Fox Dr.	2 Trees diseased
64	C.S. Dr.	3 Tree leaning
34	C.S. Pkwy.	1 Tree dying
65	Calabash Dr.	2 trees topped/dying, 1 impacting driveway, 1 impacting house
13	C.S. Dr.	2 dead trees, 1 leaning tree

Additions/Alterations:

43	Bayberry Cir.	Construct deck
1	Pinewood Dr.	Install in-ground pool
30	Gate 3	R/R roof, color Weatherwood
9	Fairway Ct.	Build detached garage
30	Gate 3	R/R roof shingles, color Weatherwood
4	C.S. Pkwy.	Paint Siding Grey, Trim White, Shutters/garage door Beige
10	Gate 6	Install vinyl siding on home. Install door from kitchen**
7	Gate 6	Paint garage door and trim color Cream.
13	C.S.Dr.	Install vinyl siding on home, color Sand

All requests approved pending inspection upon completion.

** Pending approval of material color and specifications sheet.

Inspections:

Arden Pl.	Unkempt yard
Pinewood Dr.	Unkempt yard
Pinewood Dr.	Unkempt yard
Sunfield Dr.	Unkempt yard
C.S. Parkway	Unkempt yard
C.S.Dr.	Commercial vehicle parked overnight.
C.S.Dr.	Boat & trailer parked overnight.
Golfcrest Ct.	Unkempt yard
Gate 6	Commercial vehicle parked overnight.

Letters sent to all owners.

Sign Requests:

9	W. Pine Ct.	Real Estate sign
17	Gate 10	Estate sale
81	Calabash Dr.	Political Action sign exps. 8/19/2017
65	Calabash Dr.	Political Action sign exps. 8/19/2017
4	Lakeview Ct.	Caution/Danger sign(Wasps)
13	Gate 10	Yard Sale 7/29/17
13	Gate 10	Real Estate sign
20	Myrtlewood Dr.	Real Estate sign

Follow-ups: 7 completed, inspected and approved.

Liaison Report: Peter discussed the revisions to the violation regarding commercial vehicles parked overnight. The time frame for removal is now 48 hours. This is the same time frame for trailers, motor homes, etc. Peter thanked the members of the ACC for the efforts in completing the sweep of vacant lots that the Board requested.

Other Business: Lot inspections have been completed and 54 letters were sent to owners. So far 9 owners have responded and have completed the required work, or are on a schedule to have it done. The ACC will continue to monitor the progress and follow-up on the completion dates. We expect this lot clearing to continue for the next few months due to the volume of work and the limited contractors willing to bid on the job. Schedule for volunteers in the month August was set.

Executive Session: Convened at 9:48 a.m. and adjourned at 9:58 am.

Next Meeting: September 6, 2017 @ 9:30 a.m.

Adjourned at: 9:45 a.m. on a motion by Ron Pecina, second by Bob Hartman.