

ARCHITECTURAL CONTROL COMMITTEE
Minutes of June 7, 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, Joe Capone, Bob Hartman, and Eva Jensen.

Absent: Rich Gagliano & Ron Pecina

Minutes of May 3, 2017 meeting: Approved on a motion by Jim Poe, second by Eva Jensen.

Old Business: Lot at 96 Persimmon Road was discussed and moved to the Board. The cleaning of the picnic area by the tables was completed, and the remaining area is to be done the week of June 12, 2017.

New Business: The condition of the home at 34 Swamp Fox Drive was discussed. Peter Kirkby will bring this issue to the attention of the POA Board for action. A formal ACC letter will be sent to the bank holding the mortgage informing them of the violation. The assignments for inspection of unimproved lots were handed out to the members. The members will complete the inspections before the July meeting. It was reported by the POA President that legal counsel looked at the DoR regarding the potential for placing sheds on patio lots. It was determined that sheds on patio lots are prohibited per Section 7 & 8 of the DoR.

Trees:

13 Sunrise Ct.	3 Trees leaning due to recent storm
30 C.S.Dr.	2 Dead / Dying trees, 3 impacting the house, 1 leaning
1 Fairway Ct.	2 Dead Pines
23 C.S.Dr.	3 Pines impacting house, 1 damaged by storm
81 Persimmon Rd.	2 dead Sweet Gums impacting house, 1 dead Pine
2 Oakbark Ct.	2 impacting drive, 1 diseased, 1 thinning
46 Calabash Dr.	Tree is dead
61 Calabash Dr.	Remove trees to install patio
10 Calabash Dr.	Trees in decay
2 Sunrise Ct.	Gumwood trees crowding other Pine trees
94 C.S. Dr.	Leaning towards house
9 C.S. Dr.	Trees dying, losing limbs
9 Fairway Ct.	Trees impacting driveway, thinning, dying
94 Calabash Dr.	Trees too close to house
3 Petrel Ct.	Impacting driveway

- | | | |
|----|--------------------------------------|--|
| 15 | Brassie Dr. | Trees impacting drive and drain pipes |
| 7 | Fairway Ct. ** | 6 trees impacting drive, 3 thinning, 1 impacting adjacent driveway |
| | <i>**Owner to re-plant 4 trees**</i> | |

Additions/Alterations:

- | | | |
|----|---------------|---|
| 2 | Egret Ct. | Install metal roof, color Grey |
| 2 | Egret Ct. | Privacy panels for hot tub & heater. |
| 2 | Golfcrest ct. | Build shed/storage |
| 13 | Lakeview Ct. | Build deck |
| 27 | Gate 6 | Replace Roof |
| 3 | Putter Place | Concrete slab |
| 9 | Ct. 9 NW | Repair existing screened in patio structure |
| 55 | C.S.Dr. | R/R roof shingles, color Grey |
| 22 | Pinewood Dr, | R/R roof shingles color Weatherwood. |
| 20 | Gate 7 | paint house and trim (no color change) |
| 17 | Lakeview Ct. | R/R & repair roof |
| 4 | Gate 7 | R/R windows |
| 6 | Gate 2 | Paint house Greige, trim White, front door Burgundy |
| 77 | Calabash Dr. | R/R roof shingles, color Slate |

Inspections:

- | | |
|-----------------|---|
| Ct. 12 | Privacy fence needs repair/replacement. (Completed) |
| Persimmon Rd.** | Removed trees w/o permit, lot being used as construction site |
| Cleek Ct. | Illegally parked vehicles (Referred to Town, owner complied) |
| Pinewood Dr. | Motor home parked overnight on driveway. |
| Brassie Dr. | Trailer parked overnight on property |
| Calabash Dr. | Unkempt lot |
| Calabash Ct. | Unkempt lot |
| Brassie Dr. | Unkempt lot |
| Golfcrest Ct. | Unkempt lot |
| Calabash Dr. | Unkempt lot |
| Ct. 9 NW | Unkempt lot |

Letters sent to all owners, lot owners have responded and in process of complying by agreed date. ** Referred to POA Board for action**

Follow-ups

5/9/2017	Gate 7	Completed, inspected, approved.
5/11/2017	C.S. Dr.	Owner complied.
5/16/2017	Lakeview Ct.	Condition still present at inspection, 2nd letter sent
5/16/2017	Lakeview Ct.	Second letter sent, moved to Board for action
5/18/2017	Ct. 8 NW	Completed, inspected, approved.
5/23/2017	Bayberry Cir.	Completed, inspected, approved.
5/23/2017	Ct.9 NW	No DoR violation. Informed complainant to address County re: animals
5/25/2017	C.S.Dr.	Completed, inspected, approved.

Sign Requests:

4	Egret Ct.	Real Estate sign
4	Egret Ct.	Yard Sale
3	E. Pine Ct.	Yard Sale
4	Egret Ct.	Yard Sale

Liaison Report: Peter Kirkby thanked ACC member Jim Poe for his help in overseeing the recent roof replacement project on the community building. Peter Kirkby brought the ACC members up to date on the information regarding sheds, outbuildings, and/or pools on the patio lots.

Other Business: Proposed plans were previewed for 2 Golfcrest Ct. and 72 Carolina Shores Drive. It was determined that Joe Martere will contact the owners of said properties and relay our suggestions.

Executive Session: Convened at 10:15 a.m., adjourned at 10:32 a.m.

Next Meeting: July 5, 2017 @ 9:30 a.m.

Adjourned at: 10:35 a.m. on a motion by Joe Capone, ^d by Bob Hartman