

ARCHITECTURAL CONTROL COMMITTEE

Minutes of January 6, 2020

Call to order: by Joe at 8:30 a.m.

Present: Joe Martere, Jack Csernecky-Liaison to ACC, Jim Poe, Rich Gagliano, Bob Hartman, and Randy Smart

Absent: Joe Capone, Eva Jensen, Ron Pecina and Jim Montanaro

Minutes of December 4, 2019: after a correction of “next meeting” from 1/8/20 at 9:30 to 1/6/20 at 8:30 a.m., the minutes were accepted and approved on a motion by Jim Poe, seconded by Rich Gagliano

Old Business:

- Home/Improved lots conditions guidelines. After a discussion it was agreed that the existing definitions and requirements are spelled out in the Declaration of Restrictions and Rules & Regulations documents and need no further clarification.
- Additional language to Certificate of Completion/New Construction was approved by the Board at its December 11, 2019 meeting to include “Privacy walls as required”.

New Business:

Trees:

7	Golfview Ct.	3 Pine impacting drive, 1 thinning & 3 hardwood impacting house	7 Approved
6	Calabash Dr.	Pine tree leaning, impacting adjacent home	Trim only
5	Buoy Ct.	3 trees impacting house	3 Approved
17	Topsail Ct.	3 Pines approved; 1 Oak denied	3 Approved
8	C.S. Pkwy.	Pine trees impacting house, Maple tree dying.	4 Approved
10	C.S. Pkwy.	Dead Pine tree	1 Approved

Alterations/Additions:

9	Sunrise Ct.	Remove and replace concrete driveway with gravel
7	Golfview Ct.	Enclose existing screened porch
40	Gate 3	Paint front door Brown and areas of house Tan
31	Calabash Dr.	Pour 14'X14' concrete patio and construct pergola
14	C.S. Pkwy	Paint gables Antique White, shutters Tan, door Taupe
27	C.S. Dr.	Remove and replace front door, White. Remove side window,
5	Ct. 7 NW	Install 2 Skylights
10	Sand Dollar Dr.	Remove and replace existing wood deck with concrete patio
1	Moss Ct.	Replace front door color White, paint front shutters Black

Sign Requests:

17	Oakbark Ct.	For Sale Real Estate sign	
34	Gate 8	Yard Sale	12/14/2019

Fence Requests:

70	C.S. Dr.	Remove & Replace existing privacy fence
72	C.S. Dr.	Remove & Replace existing privacy fence
31	Calabash Dr.	Install concrete patio & wood pergola, color White
6	Bayberry Circle	Install Berkshire style wrought iron fence in rear

Follow-ups: thirty-five (35) were completed; thirty-four (34) owners complied/completed approved; one (1) granted an extension until March 30, 2020

Inspections: Six (6) completed, five (5) letters sent to owners. One (1) no DoR violation.

Liaison Report: None

Executive Session: Convened at 8:51 a.m., adjourned at 8:53 a.m.

Other Business:

The committee asked jack to address the issue of a fallen tree at the common area adjacent to the tennis courts. Jack will pass this on to the appropriate board member.

Next Meeting: February 5, 2020 at 9:30 a.m.

Adjourned at: 8 59 am on a motion by Randy, seconded by Bob