

**Architectural Review Board  
Meeting Minutes  
March 25, 2021**

**Board Present:** Jordan Berliner, Chairman; Brad Hix, Bob Manne, Jim Nasuti, Don Schnackel, James Slavetskaskas, Dale Strecker, Bob Zinn,

**Absent with notice:** N/A

**Staff Present:** Michele Chisolm

**Call to Order:** 7:58 AM

**Minutes:** Bob Manne motioned to approve the ARB meeting minutes for February 25, 2021. Bob Zinn seconded the motion. The February Meeting Minutes were unanimously approved as amended.

**Meeting Adjourned:** 9.50am

**Appeal:**

A Homeowner is appealing the Board's decision to deny paint colors submitted during the week. The Homeowner requested to paint her home a lighter color. The Board denied the color selections. The proposed colors simply read as white, and the Design Guidelines very clearly state that the significant use of white or black tones is discouraged and may not be approved. The Homeowner appealed to the Board and ask that they reconsider her color selections. The Board reviewed the color selections and upheld their decision to deny the lighter paint colors.

Update: The Homeowner submitted a request to appeal to the Executive Committee for reconsideration of her color selections. The meeting is scheduled for April 20, 2021.

**Submissions:**

1. Lot 9 Oyster Shell Lane #28 Case: 8874  
Prud'homme  
Final Review: Submitted plans for new construction of a single-family home. The plans submitted were granted a Final Approval. The landscape plan was approved. A final approval letter was forwarded to the Homeowner and Contractor.
  - The wood fence belongs to the POA Maintenance Department. The Maintenance Director will remove the fence prior to clearing the Lot.
  - The service yard fence needs to be at 4" starting height above slab.
  - Provide a copy of the structural plans submitted to the Town to ARB Staff.
  - Pool plans must be submitted for approval before the completion of the new construction.
  
2. Lot 12 Oyster Shell Lane #22 Case: 8873  
Foley  
Preliminary Review: Submitted preliminary plans for a new construction for a single-family home. The preliminary plans submitted were approved. The Board encourages the Owner to move forward and submit final drawings for approval.
 

Comments from the Board:

  - If the pool is optional, it must be removed from the final drawings. Otherwise, pool plans must be submitted for the approval of a pool installation.

3. Lot 48 Hickory Forest Drive #25 Case: 8875  
Larsen  
Preliminary Review: Re-submitted plans for new construction of a single-family home. The preliminary plans submitted were approved. The Board encourages the Owner to move forward and submit final drawings for approval.
- Comments from the Board:
- The pool concept was approved. Final pool plans must be submitted for approval of the pool installation.
4. Lot 12 Hermit Crab Court #6 Case: 8876  
Harms  
Preliminary Review: Submitted preliminary plans for a new construction of a single-family home. The preliminary plans submitted were approved. The Board encourages the Owner to move forward and submit final drawings for approval.
5. Lot 81 Bent Tree Lane #9 Case: 5526  
Vincent  
Final Review: Re-submitted plans to add a garage addition. The plans submitted were granted a final approval. A final approval letter was forwarded to the Owner and Contractor with comments.
- Comments from the Board:
- Provide a copy of the structural plans submitted to the Town to ARB Staff.
6. Lot 195 Winding Trail Lane #25 Case: 6576  
Guarnotta  
Final Review: Submitted two plans, Option A and Option B to add a screen porch enclosure and pergola in the rear. The Option A plan submitted was granted a Final Approval. A 4' variance was granted on February 25, 2021. A final approval letter was forwarded to the Owner and Contractor.
7. Lot 69 Stillwater Lane #3 Case: 6203  
Reinhart  
Preliminary Plans: Submitted preliminary plans to add a garage addition, office, and bedroom. The preliminary plans submitted were approved. The Board encourages the Owner to submit drawings for final approval.
- Comments from the Board:
- A drainage plan is required.
  - Electrical plan is required
  - Wall Section is required.
  - The service yard needs a gate
8. Lot 19 Angel Wing Drive #25 Case: 5232  
Fiaskel  
Final Review: Submitted plans to add a garage addition and Carolina Room. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.

9. Lot 59 Old Fort Way #3 Case: 8479  
 Cross  
 Final Review: Submitted plans to add a bay window, master bedroom seating area, second floor screen porch, and concept plans for a future pool and deck location. The plans submitted were granted a Final Approval. The pool was granted a concept approval. A final approval letter was forwarded to the Owner and Contractor.
- Comments from the Board:
- Elevation plan A.3.2 side elevation of the enclosure needs to be a solid wall or other approvable material up to 6'.
10. Lot 517 Flagship Lane #33 Case: 8300  
 Hoffman  
 Final Review: Submitted plans to add a 2<sup>nd</sup> story deck with covered porch, trex deck material, stairs, and cable railing. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
11. Lot 23 Deerfield Road #22 Case: 5101  
 Dorsey  
 Final Review: Re-submitted plans to add a garage addition and driveway renovation. Two (2') variances are requested at the side corners (clip) of the garage. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
12. Lot 12 Annabella Lane #1 Case: 7402  
 Krause  
 Final Review: Submitted plans to install a swimming pool. The plans submitted were granted a final approval. A final approval letter was forwarded to the Owner and Contractor.
- Comments from the Board:
- The two Eastern Red Cedar and One Live Oak shown on the new landscape plan is in the neighbors viewing triangle. If it will not comply with the 4' maturity requirement in a viewing triangle you must shift the plant material back out of the neighbors view. Please review pg. 56, Section 5.4.2 of the ARB Guidelines.
  - There are inconsistencies of the pool deck design on the site plan and landscape plan. The Board approves the pool deck shown on the landscape plan.
13. Lot 9 Angel Wing Drive #5 Case: 8676  
 Riddle  
 Final Review: Submitted plans to install a swimming pool. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.
14. Lot 25 Myrtle Bank Road #39 Case: 5029  
 Lester  
 Concept Review: Submitted concept plans to add a covered porch over an existing slab. The concept plans submitted were approved. The Board encourages the Owner to move forward with final drawings for approval.

**Administrative:**

15. Lot 11 Dolphin Point Lane #10	Demolition	Case: 5760
16. Lot 14 Fernwood Trail #14	Landscape	Case: N/A
17. Lot 46 Eagle Claw Lane #19	Patio	Case: 8051
18. Lot 23 Deerfield Road #22	Patio	Case: 5101
19. Lot 59 Myrtle Bank Road #51	Driveway	Case: 6819
20. Lot Deerfield/Saltwind Way #1	Landscape	Case: 5241
21. Lot 22 Dolphin Point Lane #31	Patio/Walk	Case: 5217
22. Lot 64 Rusty Rail Lane #19	Hot Tub	Case: 7018
23. Lot 30 Parkwood Drive #11	Driveway	Case: 8196
24. Lot 28 Bobcat Lane #27	Landscape	Case: 7758
25. Lot 319 Seabrook Drive #270	Driveway	Case: 7825
26. Lot 116 Sawtooth Court #1	Landscape	Case: 7911
27. Lot 6 Angel Wing Drive #11	Deck/railing	Case: 7187
28. Lot 276 Headlands Drive #95	Landscape	Case: 5474
29. Lot 18 China Cockle Way #23	Enclosure	Case: 5430
30. Lot 150 Whispering Pines Ct #6	Service Yard	Case: 7772
31. Lot 35 Bobcat Lane #9	Landscape	Case: 8708
32. Lot 91 Sara Court #8	Driveway	Case: 8012
33. Lot 40 Golden Hind Drive #30	Driveway	Case: 6391
34. Lot 194 Winding Trail Lane #31	Window	Case: 7211
35. Lot 16 Old Fort Drive #39	Patio	Case: 7705
36. Lot 100 Dolphin Point Lane Pool HOA	Pool Replaster	Case: N/A
37. Lot 209 Summer Breeze Ct. #2	Driveway	Case: 6158
38. Lot 24 Bank Swallow Lagoon #4	Driveway/Spa	Case: 6812
39. Lot 40 Old Fort Drive #59	Deck/Patio	Case: 7643
40. Lot 126 Twisted Cay Lane #19	Walkway/Patio	Case: 8308
41. Lot 78 Big Woods Drive #61	Awning replace	Case: 5833
42. Lot 16 Horseman Lane #3	Patio	Case: 5829
43. Lot 70 High Bluff Road #22	Shutters	Case: 7196
44. Lot 521 Flagship Lane #26	Pool Replaster	Case: 6353
45. Lot 93 Lenora Drive #18	Patio, Driveway	Case: 7565
46. Lot 20 Stonegate Drive #20	Patio	Case 8095
47. Lot B Santa Maria Drive #49	Awning replace	Case: 8423
48. Lot 139 Annabella Lane #22	Driveway	Case: 8261

**March Fees**

Review Fees:	\$ 8,700
Administrative Fees:	\$ 1,700
<b>Total Monthly Review Fees:</b>	<b>\$ 10,400</b>
Y.T.D.	\$ 34,600

<b>Monthly Tree Mitigation Fees:</b>	<b>\$ 1,833</b>
Y.T.D.	\$ 4,284

<b>Monthly Fines Collected:</b>	<b>\$ 100</b>
Fines Y.T.D.	\$ 250

The next scheduled ARB Meeting will be April 22, 2021.