

**Architectural Review Board  
Meeting Minutes  
July 28, 2022**

**Board Present:** Jordan Berliner, Chairman, Dale Strecker; Architect, JT Landreth, Don Schnackel, James Slavetskias, Patricia Smith, Jack Toti, Bob Zinn

**Absent with notice:** Brad Hix, Jack Toti

**Staff Present:** Michele Chisolm; Peter Kristian

**Call to Order:** 8:00 AM

**Minutes:** Bob Zinn motioned to approve the ARB meeting minutes for June 23, 2022; Dale Strecker seconded the motion. The June 2022 Meeting Minutes were approved as amended.

**Meeting Adjourned:** Bob Zinn motioned to adjourn the ARB Meeting on July 28, 2022. JT Landreth seconded the motion. The July ARB Meeting was adjourned at 9:45 am.

**Discussion:**

5 Waterway Lane

The Board reviewed an application from Whitestone Holding LLC. Whitestone Holding asked the Board to review their zoning map application to the Town to construct 12 Residential units at 5 Waterway Place. The Board was unable to review the application because the Owner did not submit enough information to allow the Board to consider. The Board invited the Owner to meet with the ARB in person on the next scheduled meeting date. Whitestone Holding accepted the invitation and will meet with the Board on August 25, 2022.

**Appeal:**

Lot 46 Eagle Claw Lane #19  
Kaplan

Case: 8051

Owner appealed the Board's decision to deny an 8' variance to add a grill pergola on an existing pad. The Owner submitted additional details pertaining to the installation and location of the pergola. The Board approved the variance on the contingency that the Owner included additional installation methods.

Comments from the Board:

- Post should be securely buried in concrete footer with bolted anchors.
- Install hurricane clips or straps as added protection to protect the roof during tropical storms and tropical weather systems.
- The Board ask that you remove or secure the structure during a major storm warning.

**Submissions:**

1. Lot 42 Foxbriar Lane #18  
Henderson

Case: 8100

Preliminary Review: Re-submitted preliminary plans to add a screen porch to the side rear of the home. The preliminary plans were approved.

Comments from the Board:

- Provide a detailed floor plan, cross/wall sections, and any other details required for final approval.

2. Lot 9 China Cockle Way #13 Case: 7900  
Lee  
Final Review: Submitted plans requesting a 6' variance to add a screen porch in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Builder.
3. Lot 163 Trails End #6 Case: 6059  
Clifford/Foley  
Final Review: Submitted plans requesting a 14' variance to add a patio in the rear of a patio Lot. The plans were denied. The Board request the Owner re-submit plans in accordance with the ARB Guidelines for patio and decks.
4. Lot 23 China Cockle Lane #24 Case: 5269  
Meany  
Concept Review: Submitted concept plans to add front and rear additions, new siding, windows, and doors. The concept plan was approved. The Board encourages the Owner to move forward and submit plans for final review.
5. Lot 12 Prestwick Court #7 Case: 7033  
Buckalew  
Final Review: Submitted plans to install a swimming pool in the rear. The plans submitted were granted a Final Approval. A final approval letter was forwarded to the Owner and Contractor.

Discussion: ARB Guidelines update

**Administrative:**

6. Lot 96 Hickory Forest Drive #51	Patio	Case: 7646
7. Lot 22 Raintree Lane #6	Driveway	Case: 6156
8. Lot 10 Raintree Lane #25	Patio	Case: 8189
9. Lot 73 Big Woods Drive #49	Patio/Walkway	Case: 6500
10. Lot 18 Knollwood Drive #52	Doors	Case: 8281
11. Lot 130 Wimbrel Lane #6	Patio	Case: 7453
12. Lot 65 Big Woods Drive #23	Driveway	Case: 8749
13. Lot 146 Crooked Pond Drive #17	Landscaping	Case: 6826
14. Lot 103 Fiddlers Way #10	Pool Replaster	Case: 5862
15. Lot 45 Misty Morning Drive #28	Wood Rot/Stucco	Case: 6272
16. Lot 98 Hickory Forest Drive #55	Pool	Case: 7333
17. Lot 3 Golden Hind Drive #5	Garage Door	Case: 7158
18. Lot 234 Cypress Marsh Drive #48	Driveway	Case: 6770
19. Lot 225 Flying King Court #4	Replace Landscape	Case: 7282

**July Fees**

Review Fees:	\$	1,750
Administrative Fees:	\$	775
<b>Total Monthly Review Fees:</b>	\$	2,525
Y.T.D.	\$	34,175
<b>Monthly Tree Mitigation Fees:</b>	\$	555
Y.T.D.	\$	4,332
<b>Monthly Fines Collected:</b>	\$	0
Fines Y.T.D.	\$	200

The next scheduled ARB Meeting will be August 25, 2022.