

**Architectural Review Board  
HHP POA ARB Board Room  
Meeting Minutes  
October 2023**

**Board Present:** Jordan Berliner, Chairman, Brad Hix; Landscape Architect, JT Landreth, James Slavetskas, Pat Smith, Bob Zinn

**Absent with notice:** Dave Barnum, Jack Toti

**Staff Present:** Michele Chisolm

**Guest:** Jim Morgan; Property Owner

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

**Minutes:** Bob Zinn motioned to approve the ARB meeting minutes for September 28, 2023. James Slavetskas seconded the motion. The September 2023 Meeting Minutes were unanimously approved.

**Meeting Adjourned:** Jordan Berliner motioned to adjourn the ARB Meeting on October 26, 2023, Bob Zinn seconded the motion. The October 2023 ARB Meeting was adjourned at 09:15 am.

Appeal:

Lot 105 Sawtooth Court #16

Case: 6414

The Owner is appealing the Board's decision to deny the concept drawing of the front door entry area. The Owner will also be prepared to present other concepts for consideration.

Comments: The Board provided ideas for the Owner to consider for the front door entry area.

1. Lot 281 Carma Court #9  
Hall

Case: 6782

Concept Review: Re-submitted concept drawings requesting smaller variances to modify the kitchen area with added pergola and grilling area (a) September meeting saw no issues but requested as built, add pergola between kitchen and living room area (b) September meeting reviewed much less intrusive than 1<sup>st</sup> request but requires more info., add pergola between living room and master bedroom area (c) September meeting review requested more time to review, add steps covering existing planter box (d) September meeting -saw no issues, add cable railing to replace old bench (e) September meeting -saw no issues, add side master bedroom bump out (f) September meeting -saw no issues, add side pergola around existing gazebo (g&h) September meeting request-more time to review.

Comments from the Board:

- Area A Modifications of the kitchen with the added pergola and grilling area: The Board is okay approving the variance, but approval of the structure will be conditional on the construction details provided in the final drawings. The Board also requests that you update your survey to show the location of the neighboring properties along with the distance (dimensions) between the two properties on each side. Provide detailed photos.
- Area B Pergola between the Kitchen and Living Room: Denied
- Area C Rear Pergola between the Living Room and Master Bedroom: Denied
- Area D Rear Steps Covering Existing Planter Box: Approved
- Area E Cable Railing to replace old bench: Approved
- Area F Side Master Bump out: Approved
- Area G Side Pergola around gazebo and G Pool facing pergola: The Board has taken into consideration allowing a variance. The Board cannot decide based on the drawings provided. It

does not show an aesthetically pleasing look. This area also needs to show the location of the neighboring property and the distance between the two. Provide detailed photos.

2. Lot 103 Bowline Bay Court #7 Case: 5837  
Sprecher  
Final Review: Re-submitted plans to add a swimming pool in the rear. The plans submitted were granted Final Approval. A final approval letter was forwarded to the Owner and Contractor.
  
3. Lot 46 Sea Robin Court #8 Case: 6308  
Taylor  
Concept Review: Submitted concept drawings to request a 2' variance in the rear to add a screen porch addition. The concept plans submitted were approved.

**Administrative Approvals:**

- |                                       |                      |            |
|---------------------------------------|----------------------|------------|
| 4. Lot 28 King Rail Lane #5           | Sliding doors        | Case: 5993 |
| 5. Lot 21 Oyster Shell Lane #4        | Transom Window       | Case: 8108 |
| 6. Lot 115 Mediterranean Lane #12     | Driveway             | Case: 7625 |
| 7. Lot 72 Pelican Watch Way #9        | Service Yard         | Case: 8772 |
| 8. Lot 32 Parkwood Drive #15          | Pool Resurface       | Case: 7962 |
| 9. Lot 8 Hermit Crab Court #1         | Sidewalk, Walkway    | Case: 8711 |
| 10. Lot 306 Sentry Oak Lane #15       | Replace glass/window | Case: 8111 |
| 11. Lot 26 Herring Gull Lane #10      | Patio                | Case: 8765 |
| 12. Lot 19 Seabrook Landing Drive #41 | Landscape            | Case: 8829 |
| 13. Lot 13 Prestwick Drive #5         | Driveway             | Case: 7034 |
| 14. Lot 245 Ellenita Drive #12        | Driveway             | Case: 8364 |
| 15. Lot 229 Cypress Marsh Drive #38   | Front Steps/Walkway  | Case: 5421 |
| 16. Lot 28 Myrtle Warbler Lane #10    | Patio                | Case: 5141 |
| 17. Lot 18 Whitetail Deer Lane #9     | Windows              | Case: 6569 |
| 18. Lot 85 Sweetbay Lane #22          | Wood Rot             | Case: 5299 |

**Fees:**

September Review Fees:	\$ 200
September Administrative Fees:	\$ 1,500
Total Fees:	\$ 1,700
Y.T.D Fees:	\$ 68,075
September Tree Mitigation Fees:	\$ 600
Y.T.D. Fees	\$ 6,003
September Fines:	\$ 0
Y.T.D. Fines:	\$ 300

The next scheduled ARB Meeting is Thursday, November 16, 2023.