MINUTES FOR OCTOBER 18, 2108 ACC MEETING

1. The meeting was called to order by chair Robert Pruski at 5:30PM.
2. All ACC members were present except for Bill Pope. No Board members were present.
3. Others present for variance requests were:
4. Gary Walker 15746 Cuttysark
5. Kathy Conner 14230 San Felipe
6. 15476 Cuttysark fencing variance request- The original owner request was to extend a fence onto POA canal end property to prevent easy unauthorized access to the owners rear dock and property. Since this was not possible, the committee authorized and alternative variance of fencing the north lower 10 foot dock extension and the north 5 foot side easement with a gate for emergency access. The actual variance is record with the property address. The owner was satisfied with this solution, which will not block the view of the canal from Encantada or stand on POA property.
7. 14230 San Felipe extension of dock past the 15-foot Mooring Line - Obviously this variance could not be granted due to the Covenants. The committee authorized Tom Cable to go to the site to come up with a possible solution. The site does have a “peculiar hardship” due to the boat dock position on a concave section of the canal terminus. There is no resolution at this time, but efforts are continuing.

 AGENDA ITEMS

1. The Committee discussed that an active Mooring Rule for Garden Lots is mysteriously found to be Article 42 in the Board Policy Manual. The committee determined that this policy should be moved to the ACC document. David Hoffman **MOVED** and Ray Morias seconded. The vote was unanimous to request that the Board move Article 42 to the ACC document as appropriate.
2. Discussed and disapproved unanimously the front yard fencing project application on 14222 Bay Bean. The project was started without a permit, but more importantly, the Sea Pines Covenant does not permit any front yard fencing past the front building line.
3. There was a general discussion of the discrepancies between the Board Policy manual and the ACC document in many locations. The committee recommended that Tom Cable research this and come back with recommendations for the next ACC meeting.
4. Tom Cable stated that he had found that the Covenants could be disregarded by the ACC for the good of the community prior to 1992. The later amendment preventing this is found in all covenants. This explains some decks and docks extending past the Covenant Mooring Line. It was also necessary to consider that some ACC rules included prior to 1992 may be in opposition to the covenants. More research is needed.
5. Lack of Board Response to the Submitted Rule Revisions – Tom Cable asked the members what they would like to do, if anything about the lack of board response to previous rule proposed rule revisions. Ray Morias MOVED, with Robert Pruski seconding, that Tom Cable ask the board on behalf of the committee why there has been no response. This was unanimously approved.
6. The new parking rule for the ACC document was discussed and approved without further changes. There was some discussion on a standard of the length of trailers versus one or two axles. It was MOVED by Ray Morais and seconded by Tom Cable. The vote was unanimous that the proposed ACC parking rule be submitted to the board at the October 23, 2018 meeting.
7. There was a discussion to ask the board to approach the City to insist that an approved ACC application be required with any project application to the City. Greg Smith, city councilman, said he would support this if re-elected. It was MOVED by Tom Cable and seconded by Ray Morias to ask the Board to write a letter to the city requesting this action. Also the ACC requests that the Board make this a high priority to prevent building without an ACC permit. The vote was unanimous in approval.
8. It was MOVED by Tom Cable and seconded by Ray Morias that the ACC recommends to the Board that Robert Pruski be appointed as chair of the ACC. The vote was unanimous in approval. Tom Cable will continue to handle the administrative functions, while Robert will provide the leadership role.
9. In a meeting with Greg Smith, City Councilman, the effects of raising the foundation level to 2 feet was discussed. This would lower FEMA rates for the entire City in addition to the homeowner. The problems for the POA would be 2-foot taller homes and drainage issues that could only be solved by allowing the two foot high foundation to be exposed. Builders will not like this due to higher costs, but there is no way around it.

1. Dates of Next Meetings
2. November 7th at 5:30 PM- A Wednesday
3. November 28th at 5:30 PM – A Wednesday

 7. Meeting was adjourned at 6:55