

**Architectural Review Board  
HHP POA ARB Board Room  
Meeting Minutes  
October 24, 2024**

**Board Present:** Jordan Berliner Chairperson, Dale Strecker; Architect, James Slavetskaskas, Pat Smith, Jack Toti, Bob Zinn

**Absent with notice:** Brad Hix; JT Landreth

**Guest:** Jonathon and Donna Ward

**Staff Present:** Michele Chisolm

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

**Minutes:** Bob Zinn motioned to approve the ARB meeting minutes for September 26, 2024, meeting. Dale Strecker seconded the motion. The September 26, 2024, Meeting Minutes were unanimously approved as corrected.

**Meeting Adjourned:** Bob Zinn motioned to adjourn the October 24, 2024, meeting. James Slavetkas seconded the motion. October 24, 2024, the meeting was adjourned at 09:00 am.

1. Lot 49 Hickory Forest Drive #27 Case: 7855  
Ward  
Submitted plans to add a swimming pool, fireplace and pergola with countertops in the rear. 10' variance requested for fireplace, 10' variance requested for pergola. The swimming pool and countertops were approved. The original 10' variance request was denied. The Owner decreased the variance request for the fireplace to 9' and pergola to 8' and it was denied. The Owner decreased the variance request for the third time and submitted a proposal to appeal to the Board for an approval. After careful consideration, the Board has decided to uphold the decision to deny the variance request for the pergola and fireplace. The Board stated that mass of the vertical structures would be too much within the setback area even if the structures were reduced in size. The property backs up to open space, but the area is site specific that is adjacent to another residential property. The Board asked the Owners to consider another option, such as a mirror image of the pool, fireplace and pergola location. However, if relocating the pool, fireplace and pergola is not an option you they may appeal their case to a higher authority.
2. Lot 4 Angel Wing Drive #15 Case: 8904  
Varracchi  
Final Review: Submitted final plans for new construction of a single family home. A corner variance for the garage 5'4" and 2'8" and the bump out on the side of the house 5'6" and 3'11" was approved in the May 2024 review meeting. The final architectural drawings, exterior colors, and landscape plan were granted Final Approval. A final approval letter was forwarded to the Owner, Architect and Builder.
3. Lot 40 Deerfield Road #44 Case: 6388  
Clayton  
Concept Review: Submitted plans requesting a 10' variance to remove existing wood deck and replace with concrete to add a screen porch in the rear. The variance was approved. The rear of the property is site specific as it backs up to the golf course.

Comments from the Board:

- Approval of the structure contingent upon review of the final drawings.

4. Lot 86 Sweetbay Lane #24 Case: 6741  
 Cutrale  
 Concept Review: Submitted plans requesting a 2' variance to add a one car garage to the side of the home and relocate the service yard to the rear of the garage. The variance was approved. The Board encourages the Owner to move forward with preliminary or final drawings.
5. Lot 4 Trillium Lane #9 Case: 5332  
 Rose  
 Final Review: Submitted a plan to relandscape and add 9 wood pilings 4' tall, 5' apart rope approx. 60' on right side between the driveway and service yard adjacent to Wild Turkey Lagoon to separate driveway from Lagoon. The landscape plan submitted was approved.

Discussion:  
 ARB Guideline updates

Administrative Approvals:

- |                                   |                  |            |
|-----------------------------------|------------------|------------|
| 6. Lot 326 Catalina Court #11     | driveway         | Case: 8349 |
| 7. Lot 66 B Santa Maria Drive #66 | driveway section | Case: 8013 |
| 8. Lot 32 Edgewood Drive #28      | driveway         | Case: 6408 |
| 9. Lot 64 King William Court #1   | garage door      | Case: 7620 |
| 10. Lot 7 Manor Court Lane #14    | resurface pool   | Case: 8699 |

**Fees:**

October Review Fees:	\$ 300
October Administrative Fees:	\$ 275
Total Fees:	\$ 575
Y.T.D Fees:	\$ 48,960
October Tree Mitigation Fees:	\$ 255
Y.T.D. Fees	\$ 5,212
October Fines:	\$ 0
Y.T.D. Fines:	\$ 1,450

The next scheduled ARB Meeting is Thursday November14, 2024.