Members Present: PJ Burke, Ralph Carroll, Bobby Morrell, Roger Baker, Jack Martin
Others Present: Arlene Moerscher, ARB Administrator, Victor Malabet, ARB Compliance, Jim Whitmoyer, Consulting Architect, Leslie Odom, Callie Barker

New Construction
A. 3566 Preserve- The Preserve Development/Owner; Randy Wise Homes/Builder; Newman Daily Mgt.
   The members reviewed the plans. Builder was present to answer questions. HOA noted a lack of architectural design on the front and rear, but held more reservation for the front of the plans due to limited rear exposure. HOA has received the revised plans but has not responded to them. Jim agreed with the lack of architectural design and stated the roof penetration needs to be outlined and labeled correctly. He further noted that the plans label the home as having stone but is drawn as brick. Members sent back for corrections and resubmission.

B. 3283 Burnt Pine– D&P of FL, LLC/Owner; Steve Shires/Builder; First Svc Residential Mgt.
   The members reviewed plans. HOA approved. Jim noted the roof penetration is not shown and the flooring elevation wasn’t correct. PJ Burke made a motion to approve as submitted with the exception of Jim’s corrections. Roger Baker seconded and it passed unanimously.

C. 1897 Baytowne Loop- Huff Homes/Owner/Builder; Southern Association Mgt.
   The members reviewed the plans. HOA has approved. Jim found some typos but has not other notes. The members further reviewed the landscape and grading plans. PJ Burke made a motion to approve as submitted and requested to review the landscape plan after the build is complete. Roger Baker seconded and it passed unanimously.

D. 1892 Baytowne Loop- Latham/Owner; UNK/Builder; Southern Association Mgt.
   The members reviewed the original and revised plans. HOA has approved but noted a driveway encroachment. The neighbor has approved of this encroachment. Jim reviewed with no comment. Members further reviewed landscape plans. Callie reviewed with no comment. Roger Baker made a motion to approve as submitted. PJ Burke seconded and it passed unanimously.

Exterior Modifications
A. Island Green HOA - Construction of pergola over the existing mailboxes at entrance to Island Green. Create a flag stone walkway from the mailboxes to the bench with landscaping ECAM
   The members reviewed drawings and plans. Stain color is not defined in the plans. Callie reviewed with no comment. PJ Burke made a motion to approve as submitted once the color has been submitted and approved by Arlene. Roger Baker seconded and it passed unanimously.

B. 3209 Bay Estates- Exterior color change- Body of house- China White – PM-20; Shutters- Palladian Blue HC-144. Stained eaves and garage doors to remain same. Chadwick/Owner; Connick Builders/Contractor; First Svc Residential Mgt.
   The members reviewed the plans and pictures. HOA approved. Sent back with the request to have the sample colors posted on a larger area and reviewed by ARB in the daylight.

C. 1839 Tuscana- Install generator with concrete pad, add landscape/shrubs to soften area. Weir/Owner; Ronco Elec/Contractor; ECAM
   The members reviewed and discussed the plans. PJ Burke made a motion to approve as submitted. Roger Baker seconded and it passed unanimously.
D. 593 Bob O Link- Install Astro Guard Wind Screen (Hurricane Fabric) on all exterior door and windows including garage door. Lowe/Owner; Gulf Coast Roll-a-Way/Contractor; Genesis Mgt. The members reviewed the pictures of the desired materials. Materials comply with neighborhood looks. HOA approved. PJ Burke made a motion to approve as submitted. Bobby Morrell seconded and it passed unanimously.

E. Sandpiper Village HOA- Install driveway pad 20’x21’ using pavers same as existing in Sandpiper, in front of #754. Driveway pad will a-but the existing walkway. A concrete ext. of the existing walkway to join the new parking pad with previously approved new entry location. Genesis Mgt. HOA advised this driveway was missed in the original build and needs to be installed. Pavers to be used are the same as existing in Sandpiper. PJ Burke made a motion to approve as submitted. Roger Baker seconded and it passed unanimously.

Landscape

A. 1602 Genoa- Add fire pit with patio pavers - ECAM Huff Homes/Owner/Builder; Callie & Co/Landscape Architect; First Svc. Res. Mgt. The members reviewed the plans. Callie advised the fire pit will be gas with pavers surrounding. PJ Burke made a motion to approve as submitted. Roger Baker seconded and it passed unanimously.

B. 1652 Genoa- New construction landscape plan Huff Homes/Owner/Builder; Callie & Co/Landscape Architect; First Svc. Res. Mgt. The members reviewed the plans. HOA approved. Callie reviewed with no comments and advised members the 4 pine trees will be kept and all the pavers are standard. Roger Baker made a motion to approve as submitted. Bobby Morrell seconded and it passed unanimously.

C. 1653 Genoa- Add self contained fire pit to patio area. Huff Homes/Owner/Builder; Callie & Co/Landscape Architect; First Svc. Res. Mgt. The members reviewed plans and pictures of the fire pit. Callie advised the fire pit will be on pavers. PJ Burke made a motion to approve as submitted. Roger Baker seconded and it passed unanimously.

D. 3501 Burnt Pine- Landscape Lighting Plan- Smith/Owner; Steve Shires/Builder; Newman Daily Mgt. The members reviewed the plans and discussed the acceptance of the Chad’s recommendations by the HOA. Chad recommended approval. Callie advised the members that the amount of lighting fixtures in the plan is due to a lack of frontal lights but they will be 20 watt led bulbs. There are no pathway lights. PJ Burke made a motion to approve as submitted. Bobby Morrell seconded and it passed unanimously.