

Bella Beach Architecture Review Committee Meeting

December 5, 2023, 6:00 pm

By Zoom Call

Attendees:

Kim Brook
Joshua Cheney
Steve Butera
Ed Pinkos

Absent:

Linden Knapp

TOPICS:

Meeting commenced at 6:00 pm

Approved Previous Meeting Minutes. Steve Butera moved, Josh Cheney seconded, unanimously approved.

ARC Tracking: Reviewed the ARC Approvals since our last meeting.

ARC will start asking owners to communicate when their work is completed.

ARC discussed pending application for a deck replacement, new hot tub deck and pathway construction at 389 Bella Beach Drive. Brook, Pinkos, Cheney and Butera all vote yes, but will notify homeowner that the new cedar fence included in the application should be a separate application after property lines and building codes are fully identified and considered.

ACTION ITEM: Kim B will notify the Minks of the work approval.

ARC Enforcement: Discussed ARC procedures and reviewed enforcement guidelines. There was a recent case where a homeowner began work prior to approval. ARC will send out a reminder to all homeowners regarding the requirements for work approval by ARC prior to commencing work.

ACTION ITEM: Kim B will draft an e-mail to homeowners with reminders about the ARC process and potential penalties for non compliance.

Meeting adjourned at 6:30 pm

ARC Cases since last meeting:

| Application Date | Property Address | Description | Planned Date | Applicant(s) | Status |
|-------------------------|-------------------------|--|---------------------|---------------------|---------------|
| 11/6/2023 | 389 Bella Beach Drive | Deck replacement, new hot tub deck, connecting path | 11/12/2023 | Mink | Approved |
| 11/3/2023 | 5090 Twinberry Lane | Tree removal | TBD | Itti/ Westlund | Approved |
| 9/30/2023 | 232 Bella Beach Dr | Roof replacement | 11/3/2023 | Trammell | Approved |
| 9/19/2023 | 195 Oceanview Dr | Reside front, window trims and possibly deck boards, replace with Hardiplank | 10/10/2023 | Nachtigal | Approved |
| 8/15/2023 | 210 Bella Beach Drive | Paint house and deck/railing | 9/1/2023 | Wright | Approved |
| 8/6/2023 | 364 Bella Beach Drive | Replace gate with arch | 10/1/2023 | Martin | Approved |