

CPOA Special Meeting
5 May 2015

Attending: (officers)
John "Buddy" Dye
Roger Spencer
Tom Neubauer
Henry Breland

(Others attending)
Nancy Breland, chair of Architectural Review Board
Mary Riehle
Leigh Anne Mathis

Meeting was called to order at 6:07 by Mr. Dye.

Mr. Dye provided a copy of the meeting notice and certified its timely posting in advance of the meeting.

Agenda

Discussion of architectural review board plans approval process.

As ARB chair, Nancy Breland presented plans recently approved by the ARB for construction of a residence on lot 20 and commended the active participation of all members, especially architect Walter Fuller and building contractor Bill Allen, Bay Homes, Inc.

Mrs. Breland also reviewed the application for proposed plans which were submitted for construction of a residence on lot 26 (speculation construction) and separate plans for a custom home construction. Mrs. Breland advised the board that the elevations were not approved; a unanimous decision of the ARB. Mrs. Breland advised the applicant of the right to follow an appeals process to the owner's association board described in rules of procedure if a satisfactory agreement cannot be reached. As part of the discussion, attendees completed a brief review of two sets of plans submitted by the applicant and a similar set of plans which had been approved in another Bay County subdivision review board. The group also discussed the intent of the developer in adopting the theme, "the best of the old cove," considered the ARB review process as it applied in this case, and the Board concluded the ARB is acting within its prescribed authority. Accordingly, the board unanimously agreed to support the ARB recommendation and encouraged the ARB to provide the applicant with criteria which should be considered to facilitate design approval. Mrs. Breland agreed to work in the best interest of the Cove Pointe community toward a satisfactory resolution.

Recommended changes to design guidelines:

Mrs. Breland also suggested that the CPOA begin a process to amend the design guidelines to address lighting restrictions, partly to ensure proper deployment of spot lights, flood lights and restrict the use of obnoxious lighting such as mercury vapor,

etc. It was agreed that the ARB would develop guidelines for lighting and consider other areas of concern such as solar panel installation, send any proposed changes out to members in advance of the 2015 annual meeting and request a membership vote on any proposed changes. An example of what communities might consider was developed in cooperation with lighting professionals and is attached.

Approved lot 3 landscape plan.

Mrs. Breland noted that the owner of lot 3 completed landscape work in accordance with a revised landscape plan approved in December 2014, with the exception of three trees not yet planted. The homeowner will be provided a friendly reminder.

Bush hog effort

Mr. Dye reported that the association's landscape company is about to complete bush-hogging.

The meeting was adjourned at approximately 7:10.

A handwritten signature in blue ink that reads "Tom Neubauer". The signature is fluid and cursive, with the first name "Tom" being more prominent than the last name "Neubauer".

Tom Neubauer
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