

SOUTH BAY COMMUNITY ASSOCIATION
ARC MEETING
Friday, December 17, 2021, 9:30am
MINUTES

1. **Call to Order** Meeting called to order at 9:35am.
2. Determination of Quorum: **Quorum established.** SBCA ARC Committee Members present; Bill Dennis, Bill Wight, Joe Vozarik, Mike Bainter and Joe Guillien.

Also present: **GM:** Torres. **Board:** Dave Jurca (*via remote access*) Members: N/A.
3. Approval of Agenda. **Approved 5/0.**
4. Approval of November 19, 2021, meeting minutes. **Approved 5/0.**
5. Correspondence & Discussion
 - a. Fairwood Village, regarding new Village ARC application related procedures. **Acknowledged.**
 - b. Fairwood Village, regarding sewer line work. **Acknowledged.**
6. SBCA ARC Applications Seeking Approval
 - a. #21-060, GORDON, HIDDEN COVE, install generator. **Motion:** to ratify and approve electronic committee vote on 12/15/2021 unanimously agreeing to an electronic vote and approving application without condition 5/0. (*Application #21-060 was approved by the SBCA ARC committee members via email vote on 12/15/2021 due to urgent circumstances. The email vote was unanimous to approve the application without any conditions*). **Ratified and Approved 5/0.**
7. Follow Up
 - a. N/A
8. Extensions
#21-026 & #21-027, MARTIN, OT II, landscape modifications. **Approved 5/0.**
(*Extension was granted through July 31, 2022*).
9. Old Business
 - a. Design Standard 5.1.14 Exterior Lighting (including illumination of flags).
Discussion. Joe Guillien was thanked for his time and effort to address this matter.
Motion: *to amend, subject to submission to and approval by the SBCA Board, SBCA DS 5.1.14 by deleting the current DS 5.1.14 and inserting into its place the following: “DS 5.1.14 Exterior Lighting. Artificial outdoor lighting shall be arranged so that the light is shaded or otherwise directed so that excessive light does not reach adjoining properties. For purposes of this DS 5.1.14, the term “excessive light” means lighting that unreasonably illuminates neighboring property. Whether lighting “unreasonably” illuminates neighboring property depends on the specific circumstances, but light bulbs that are rated to produce not more than 1100 Lumen with a temperature rating not more than 3000 K (“Kelvin temperature”) shall*

generally be deemed not to produce “excessive light” within the meaning of this provision. The type and placement of exterior lighting devices is an integral part of a Project Application to be approved by the SBCA-ARC. **Approved 5/0.**

- b. #21-023, GRINDELAND-DeDONATO, LC II, modify/expand deck. Pending Village decision regarding possible Village amendment to its Supplemental Declaration. No action required by SBCA ARC, at this time. **Acknowledged.**
- c. #21-052, WEAVER-MESLANG, BAYVIEW, install stormwater drainage. Brief update regarding informal discussion with village representative about status. Appears village process moving forward, but no final resolution at this time. No action required by SBCA ARC, at this time. **Acknowledged.**

10. New Business

- a. Edgewood Lot that is the subject of neighbor complaint, regarding (*non*)compliance with MD 4.2.5. Status update by SBCA Board, and discussion. No action required by SBCA-ARC, at this time. **Acknowledged.**

11. Motion to Adjourn – 10:00 AM **Approved 5/0.**

Next SBCA-ARC Regular Meeting: Friday, January 21, 2021.