

MODIFICATIONS COMMITTEE MEETING
MINUTES 9-7-06

In attendance were: Diane Kocienda, Bob Niemiec, Larry Black, David Jones, Mike Morganti, Rick Pugh.

Paver colors – We will determine the colors for pavers on an individual basis as submitted.

Committee members to try and survey area's for non-approved improvements. This is still an on going problem with homeowners doing things without prior approval or submitting applications after the fact. We are still in process of waiting for Master Assoc. approval of a fining system to eliminate this problem.

Update file information – Approximately 70 violation notices were sent to homeowners who have fences that do not currently have a written approval in their file. As of this date we have received responses and approved approximately half. It has been requested that the remainder of the homeowners be sent a 2nd notice of violation. The original notice gave a 5 day response time and we have allowed up to more then 30 days, ample time for a response to be made. We have tried to approve any other violations that we are aware of at the same time as we have approved the fences. We will be sending out 1st violation notices within the next few weeks for the other violations that we have currently noted as not having an approval in the files.

FOR SALE/FOR RENT SIGNS – We were asked by the BOD to look into writing a clearer definition regarding For Sale and For Rent signs. The MC will write a new definition regarding these signs and submit it to the BOD and the Master Association for their approval.

Since implementing the faster turn around time for Applications the MC has had a steady flow of incoming applications with approvals being sent out normally within a 2 week period. (We still maintain our right to have 30 days if necessary) Because this is an ongoing flow during the course of the month we find that having a meeting once a month is no longer required. We have decided to meet every other month unless something comes up that requires us to call a special meeting. (such as a determination that an Application needs to be denied, denials can only be made by a majority of the committee members present at a meeting). If we need to call a special meeting, we will post our signs indicating that a meeting is taking place so that any homeowner who wishes may attend.

Submitted by Diane Kocienda, Chairperson Modifications Committee