

Hidden Hills Country Club Estates Homeowners Association, Inc.
Architectural Review Committee
March 21, 2007

The Architectural Review Committee for Hidden Hills Country Club Estates HOA, Inc. held its regular monthly meeting this date at the Hidden Hills Country Club, 3901 Monument Road, Jacksonville, Florida.

Call to Order

Griffith called the meeting to order at 7:02 p.m.

Roll Call and Proof of Notice

Committee members Shawn Griffith (Chair), Cletia Bowron, and Charles Smith were present.

Jan Herren represented The Neighborhood Managers, Inc. (NMI).

Notice of the meeting was posted in the association's newsletter and on the website.

Approval of Minutes

The minutes from the February 21, 2007 meeting were approved as written.

Old/Unfinished Business

Breen, 4025 Shoal Creek Lane East. NMI was requested to send a letter to the Breen's to get an update on the status of the pool construction. At last inspection, it was noted that the landscaping and enclosure were not completed.

Fiscor, 12872 Dunes Lake Terrace. NMI will contact them for an update on the status of the pool construction.

McKillop, 12735 Muirfield Blvd North. The retaining wall is complete but the landscaping is still underway.

Montgomery, 12516 Mission Hills Drive. Approval was given to refund the security deposit for the pool construction.

VanVlerin, 12640 Shoal Creek Lane North. Discussion was held concerning the construction of the bulkhead. The homeowner must advise the Country Club of the project because it affects the lakes, which are the responsibility of the Club. Griffith agreed to meet with the homeowner to discuss the setback issues concerning the screen enclosure. The owners will be required to request a variance from the City if they elect to install a screen enclosure instead of a fence. The HOA will oppose the variance.

Whitehurst, 12776 Muirfield Blvd. North. NMI was asked to check the approved plans to see if a cart path constructed of brick pavers was included. If not, the homeowner will be required to remove the path.

New Business

Locander, 12542 Mission Hills Circle South. Application to paint the house in "Sands of Time" (SW 6101), the trim in "Extra White" (SW 7006), and the door in "Isle of Pines" (SW 6461) was approved as submitted.

Neilson, 12514 Turnberry Drive. The application was not available for review.

Craft, 12860 Isleworth Drive. The application to install solar panels on the roof for the swimming pool was denied as submitted. The Committee is concerned about the number of panels that are planned and believe that the panels would be less obtrusive on the upper roof rather than on the porch roof as submitted. The panels cover much more roof area than others in the neighborhood. The owner will be asked to provide information on the location of the panels from the vendor.

Bateh, 12537 Highview Drive. The application for a swimming pool was approved as submitted.

Other Business

NMI was asked to follow up on the following:

12506 Mission Hills Drive. The fence on the property is installed too far forward on the lot. Check the application to see if it was approved.

4035 Turnberry Court. The homeowner has not planted additional trees as previously agreed. NMI will follow up on this.

Lot 7, Old Warson Court. The approved colors for the garage and front doors will be verified.

Adjournment

There being no further business, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Jan Herren
Community Association Manager