

The meeting was held at 2724 Breton Ridge Drive

Phillip Ross called the meeting to order at 7:01pm.

Pursuant to the CC&Rs and Bylaws for BRU1 HOA, the BoD acts as the ACC.

Board members present were:

- Phil Ross, Director President
- David Beverly, Director
- Bruce Gillander, Director
- Dave Ray, Director
- Bill Stimmel, Director

ACC Requests

- 2643 Breton Ridge Drive submitted by Michael McDowell for fence
- 2601 Antietam Trail submitted by Porter Chandler for new home construction

2643 Breton Ridge Drive

The proposed fence is of shadow box construction and connects to the rear corners of the current home and to the neighboring shadow box fences in two places. Also, the owner proposed to place a 4 foot section of shadow box fence in front of the A/C unit on the east side of the home. The proposed fence and partition meet existing covenants and blends with immediate neighboring fences.

ACC Request #1

Motion to approve request: Dave Ray

Second: David Beverly

Vote: All in favor

Motion passed by unanimous vote to approve ACC request for the new fence

2601 Antietam Trail, 2nd Request

There has been considerable discussion since the 5 May 18 ACC meeting at which the 1st request was disapproved (all Hardie board house, N/S alignment, front loaded garage). The 2nd request depicted an angled position on the lot, a side loaded garage, but a brick front with Hardie board on the remaining 3 sides with brick skirting. In discussion prior to this meeting, this was indicated to be unacceptable when compared to neighboring homes. A 3rd version of plans was submitted on 30 May 18 which provide brick on all four sides but the main face and gable were of Hardie board construction. This was also indicated to be unacceptable as to the percentage of brick/stone/stucco that is prescribed by the CC&Rs for BRU1. Porter Chandler for Tallahassee Homes was adamant that an all brick home would be more difficult to sell in today's market and also push the price past the \$500K threshold. One of the immediate neighbors to 2601 Antietam Trail, Diana Payne, suggested that the smaller face and gable could be Hardie board and the main gable brick which would be much more in line with the CC&Rs and would have a more desirable look from Tallahassee Homes' viewpoint. The immediate neighbors adjourned to have a short discussion among them as to the acceptability of the 4th version proposal. When the

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discussion was completed and the neighbors returned to the ACC meeting a request for a motion was solicited by Phil Ross.

ACC Request #2

Motion to disapprove 4th version request: Dave Ray

Second: no second was obtained from the remainder of the BoDs present at the meeting

Vote: no vote was taken; motion died for lack of a second

Motion to approve 4th version request: Phil Ross

Second: David Beverly

Vote: 4 Directors in favor, Dave Ray opposed

Motion passed by majority vote to approve 4th version of exterior construction (see attached photos)

Porter Chandler is to provide revised drawings of the home at 2601 Antietam Trail to Phil Ross when available to reflect agreed upon revisions to the construction.

Motion to adjourn: Phil Ross

Second: David Beverly

Vote: all in favor

The meeting was adjourned at 7:58 pm

A handwritten signature in black ink that reads "Phillip J. Ross". The signature is written in a cursive, flowing style with a large, prominent 'P' and 'R'.