

Bull Run Unit 1 HOA Board of Directors Meeting

C/O Total Professional Association Management, Inc.

P.O. Box 12412, Tallahassee, FL 32317

850-583-1173

E-mail: customerservice@tpam.biz Website: www.bullrunonehoa.com/

3 Oct 22 ACC Meeting Minutes

Board Members Present	Phillip Ross – President Leslie Fearington - Director William Stimmel – Director Jerry Sirgey – Director
Management Present	Mike Murray - TPAM
HOA Members Present	Rachel & Craig Bultmann
Meeting Auspices: Board may act as ACC per Art. X, Sect. 8(f) of the CC&Rs of the HOA Bylaws Article XVI – ACC Process: “1st Monday of every month, unless cancelled.”	
Called to Order (quorum present)	7:01 PM
ACC: 5730 Roanoke Trail Pool	<p>Bultmanns submitted a request to install an in-ground pool in the backyard of their residence. Pool dimensions and location are described in the attached submission.</p> <p>There were a few questions and discussion concerning construction of the whole project. Decking will be added on the north and south ends of the pool. Overflow drainage will have to be addressed with the builder and respectful of current drainage paths.</p> <p>Bultmanns will have to get a variance from the CoT to place the pool only 3 feet from their western property line (eastern side of HOA common area).</p> <p>Bultmanns stated that the shrubbery at the western edge of the common area would remain in place.</p>
Motions and Vote	Fearington made a motion to approve the request; Sirgey seconded the motion. The vote was all in favor of approval.
Adjourned	7:18 PM

ARCHITECTURAL CONTROL COMMITTEE REQUEST FORM

Date Submitted 9/20/22 Subdivision Bull Run Unit 1

Property Owner Information:


Name Gracie Rachel Bultmann Phone 850-694-0961, 850-322-1869
Address 5730 Roanoke Trl Email rachelbultmann@gmail.com

Please check appropriate project(s) Description of materials & specifications

- FENCE
- POOL
- SCREENED PORCH
- ADDITION
- DECK
- OTHER

Please submit this completed form along with a site plan or survey with a drawing showing where the project will be located, in reference to the setbacks or property lines. Include the amount of each setback for the rear, front and sides of the property. Photos, drawings, proposals, or brochures of your proposed project can also be submitted with this request for clarification of the materials.

The approval process ACC meetings are regularly scheduled on the the 1st Monday evening of each month at 7:00 pm at the President's residence to consider requests submitted during the previous month. If no ACC forms are submitted, then the meeting is cancelled. Requests can be emailed to customerservice@tpam.biz.

Approved by:  Date: 3 Oct 22

Bull Run Unit 1 Homeowners Association

Bull Run ACC Request Board,

We are seeking approval from the ACC Board to install a pool at our home 5730 Roanoke Trail. We have provided designs, dimensions, and the pool on our survey. The pool will be on property lines. We have support from our neighbors. We first need approval from the Bull Run ACC Board. Then we can seek a setback variance from the city. We have spoken to the planning department at the city already and they confirmed this was a variance that they could approve.

Please let us know if the board needs any additional information at this time.

Sincerely,

Craig and Rachel Bultmann

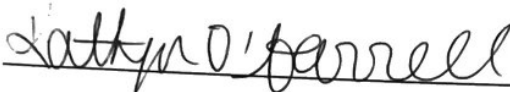
Dear Neighbors,

We are seeking approval to install a pool at our home. We value our neighbors and want to ensure that you are fully aware of the details of our project. Our pool will be on property line, but we will need to seek a zero-setback variance from the City of Tallahassee planning department to install the pool we have designed. We have attached documents that detail the design and dimensions of the pool. Your signature below will represent your support for our project as designed. Thank you.

Sincerely,

Craig and Rachel Bultmann

5726 Roanoke Trl:



2720 Breton Ridge:

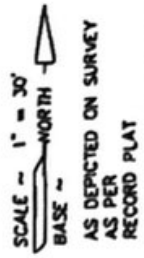


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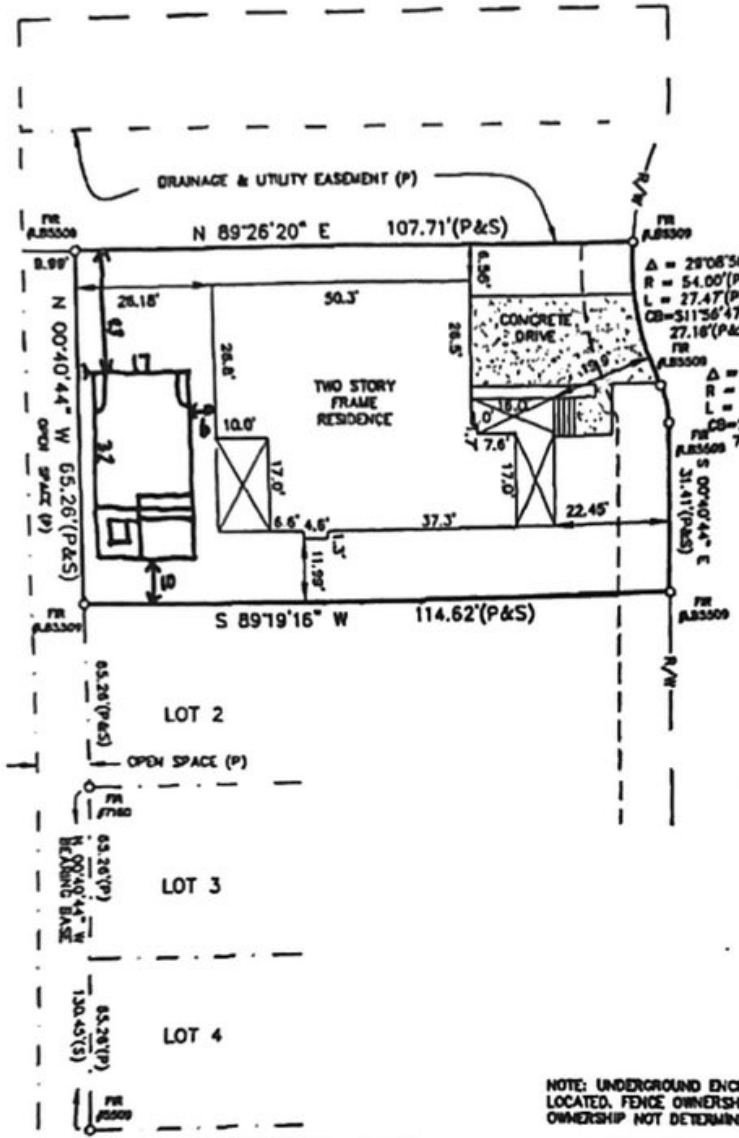
CERTIFIED TO:

- 1) GEORGE G. RASKY & STACEY M. MANUEL
- 2) INGLE AND ASSOCIATES MORTGAGE SERVICES, INC.
- 3) SMITH, THOMPSON, SHAW & MANAUSA, P.A.
- 4) FIRST AMERICAN TITLE INSURANCE CO.

ADDRESS:
5730 ROANOKE TRAIL
TALLAHASSEE, FLORIDA



ROANOKE TRAIL
MILSTONE CROSSING (as per plat)



Handwritten initials: CB, BS

NOTE: UNDERGROUND ENCROACHMENTS AND UTILITIES, IF ANY, NOT LOCATED. FENCE OWNERSHIP BY VISUAL MEANS ONLY. LEGAL OWNERSHIP NOT DETERMINED.

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting the boundary to the subject property if it is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

NOTE: THE FLOOD ZONE DESIGNATION SHOWN ON THIS SURVEY SKETCH WAS DERIVED FROM THE FEDERAL INSURANCE RATE MAP AS INDICATED. THE LOCATION OF ANY ZONE LINES WERE GRAPHICALLY SCALED FROM THIS MAP. THIS INFORMATION IS PROVIDED AS IS AND IS NOT INTENDED TO REPRESENT ANY ENGINEERING OR FLOOD PROTECTIVE AREA DETERMINATIONS BY THIS FIRM.

LEGEND (GENERAL)

FCM - FOUND CONCRETE MOMENT (4" X 4")	FR - FOUND IRON ROD	FRP - FOUND IRON PIPE	FL/C - FOUND NAIL & CAP	SH/C - SET NAIL & CAP (LESSON)	SH - SET 3/8" IRON ROD WITH CAP (LESSON)	PRM - PERMANENT REFERENCE MONUMENT	(P) - PLAT DISTANCE AND/OR BEARING	(S) - SURVEY DISTANCE AND/OR BEARING	(C) - CALCULATED DISTANCE AND/OR BEARING
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LEGEND (LABELS)

N - NORTH	E - EAST
S - SOUTH	W - WEST
D - DEGREES	' - MINUTES
" - SECONDS	R - RADII OR RANGE
Δ - DELTA (CENTRAL ANGLE)	L - CURVE LENGTH
CL - CHORD LENGTH (CURVE)	CB - CHORD BEARING (CURVE)
P.B.C. - POINT OF BEGINNING	P.O.C. - POINT OF COMMENCEMENT
FR - RIGHT OF WAY	

LEGEND (DISTANCES)

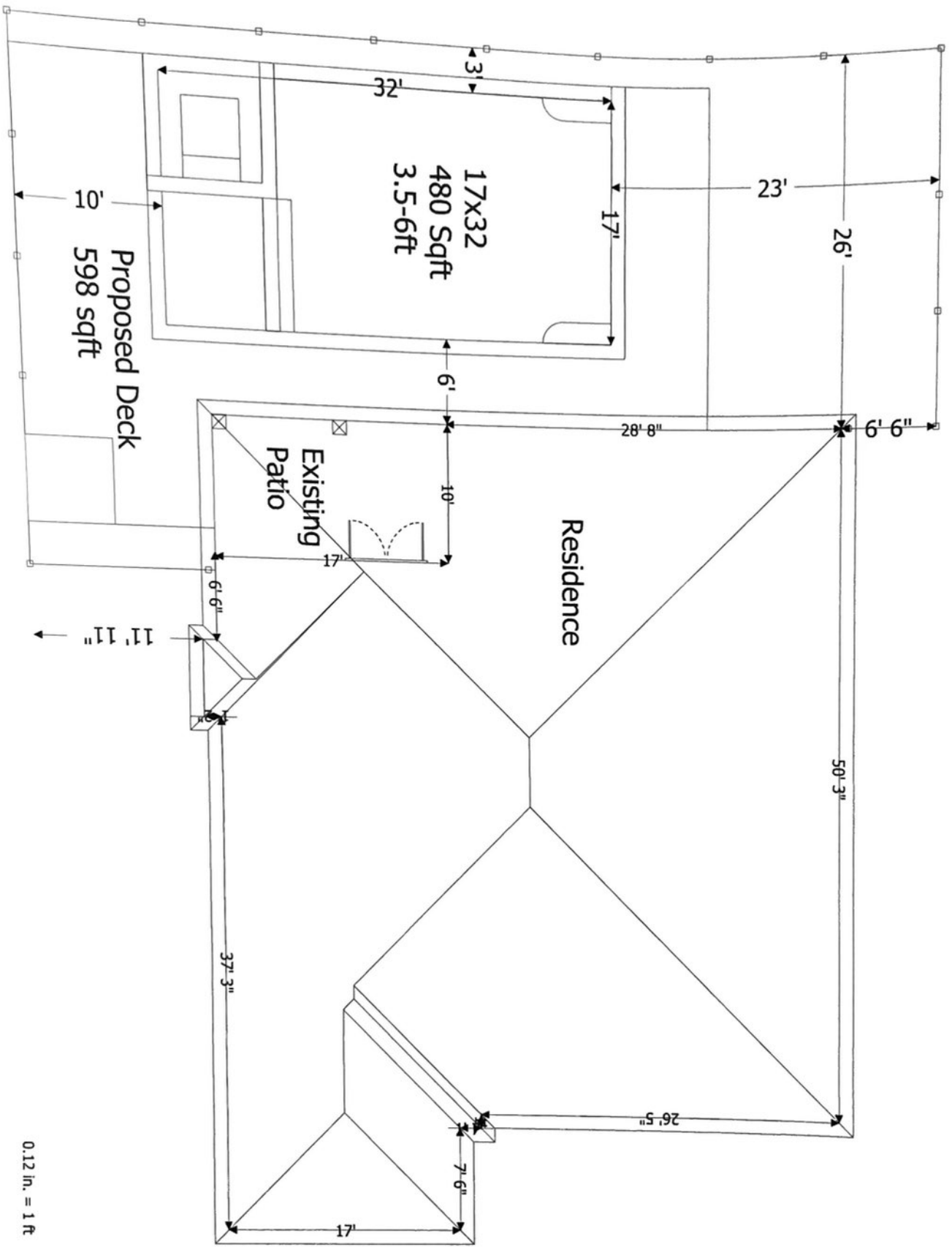
ALL DISTANCES ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD " = FEET.

NOTE: UNLESS OTHERWISE INDICATED, ALL DISTANCES SHOWN ARE FIELD MEASURED OR COMPUTED FROM FIELD DATA.

This property lies in zone "X" as determined by the Flood Insurance Rate Maps for LEON County, FL on Map Number 1201440138 E. Dated: 3/16/2005

<p>LAND SURVEYING LB #5509 Tallahassee, Florida 32311</p>	<p>GARY G. ALLEN Registered Land Surveyor, Inc. 4101 Apalachee Parkway</p>	<p>CIVIL ENGINEERING EB #5509 Phone: (850)-877-0541</p>
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<p>DESCRIPTION: BOUNDARY SURVEY OF LOT 1, BLOCK "C" OF BULL RUN UNIT 1 PHASE 2</p>		<p>FOUNDATION ADDED: 7/19/05 BY C.M. FINAL ADDITIONS: 1/09/06 BY M.A. DRAWN BY C.M.</p>
<p>SECTION <u>28</u>, TOWNSHIP <u>2-NORTH</u>, RANGE <u>1-EAST</u></p> <p>RECORDED IN PLAT BOOK <u>15</u>, PAGE <u>51</u>, LEON COUNTY, FL.</p> <p>DATE OF SURVEY <u>1/09/06</u></p> <p>FIELD BOOK <u>702</u> PAGE <u>19</u></p> <p>SCALE <u>1" = 30'</u></p> <p>JOB No. <u>05-1200</u></p> <p>FILE NAME: <u>05-1200.DWG</u></p>	<p>I hereby certify that this survey meets the minimum technical standards as established by chapter 61017-8 of the Florida Administrative Code.</p> <p style="text-align: center;"> TONIA R. GREEN, P.S.M. Professional Surveyor and Mapper Florida Registration No. 4485 </p> <p style="text-align: right;"> DATE: <u>1-11-06</u> </p>	<p>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.</p>



0.12 in. = 1 ft

