

Bull Run Unit 1 HOA

Architectural Control Committee Meeting Minutes

Thursday, June 15, 2023

Attendees: Phil Ross, Emily Ross, Bill Stimmel, Bernie Kuhn and Kathy Alexander

The meeting was held at Kathy Alexander's home at 2685 Breton Ridge Dr. It was called to order at 6:31 pm by the President, Phil Ross.

Phil noted that a quorum of 3 directors were in attendance-Phil, Bill and Kathy.

The HOA had received a request for approval for an architectural change to 2688 Breton Ridge Drive. The homeowner, Bernie Kuhn, was present, and he answered questions regarding the construction of an enclosed sunroom on the house, roughly in the space of the existing patio plus 6'. The President stated that the neighbors, Josh and Elizabeth Lawrence, had no objection to the project (see attached email).

A motion was made and seconded to approve the project according to the specifications provided by Mr. Kuhn. It was unanimously approved by the directors.

The meeting was adjourned at 6:38 pm.

Written by Kathy Alexander

ARCHITECTURAL CONTROL COMMITTEE REQUEST FORM

Date Submitted JUNE 9, 23 Subdivision BULL RUN UNIT 1

Property Owner Information:

Name BERNIE KUHN Phone 850-228-6242
Address 2688 BRETON RIDGE Email BERNIE496K@GMAIL.COM

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

FENCE _____

POOL _____

SCREENED PORCH _____

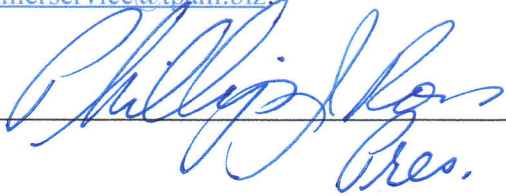
ADDITION _____

DECK _____

OTHER X SEE ATTACHED FOR SUN ROOM

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: 15 June 23
Pres.

Bull Run Unit 1 Homeowners Association



INDUSTRIES INC

PROPOSAL

SUNROOMS | SCREEN ROOMS | SIDING | WINDOWS
DESIGNING YOUR DREAMS FOR 40 YEARS

640 Capital Circle NE

Tallahassee, FL 32301

850-224-7433

NRGindustries.com

Bernie Kuhn
2688 Breton Ridge Dr
Tallahassee FL 32312
1 (850) 228-6242

6/6/2023

Job Description:

Pour new concrete slab approximately 10' x 14' - 4". Include basic electrical package with 1 new ceiling fan and 4 inside plugs and 2 outside plugs. Build 3 walls of Eze-Breeze windows with 3" insulated wall system, 24" solid knee wall. Vinyl glass units will be side sliders, 4 panel. Walls and windows to be beige. The roof and ceiling fan will be white. Relocate existing dryer vent outside of space.

Total Price: \$26,110.00

***This proposal is inclusive of all discounts, incentives, and promotions available through the date listed on the proposal.**

***Includes all labor, material, and permitting/engineering, and clean-up/ haul off of all work-related debris.**

***No painting (if necessary)**

***No floor covering**

***No Landscaping**

PAYMENTS MAY BE MADE AS FOLLOWS: 40% order, 30% delivery, 20% erection, 10% completion/punchout

Credit card payments on contracts over \$5000 will incur a 3% service charge

ACCEPTANCE OF PROPOSAL: The above specifications, prices, and conditions are accepted. I hereby authorize all work as specified above. Payments will be made as stated above.

PROPOSAL VALID FOR: 30 Days

Customer Signature: _____ Date: _____

Authorized Signature: _____ Date: June 8 2023

Bernie Kuhn

~~Build~~.

Pour new Concrete Slab approximately 10x14, 4"
Include basic electrical package includes 1 new Ceiling Fan
and 4 inside plugs and 2 outside plugs -
Build 3 walls of E22-Breeze windows with 3" insulated wall
system, 24" solid kneewall. Vinyl glass units will be side
sliders, 4 panel. ~~2~~
Walls and windows to be beige Roof and ceiling will be white
Re Locate existing dryer vent outside of space

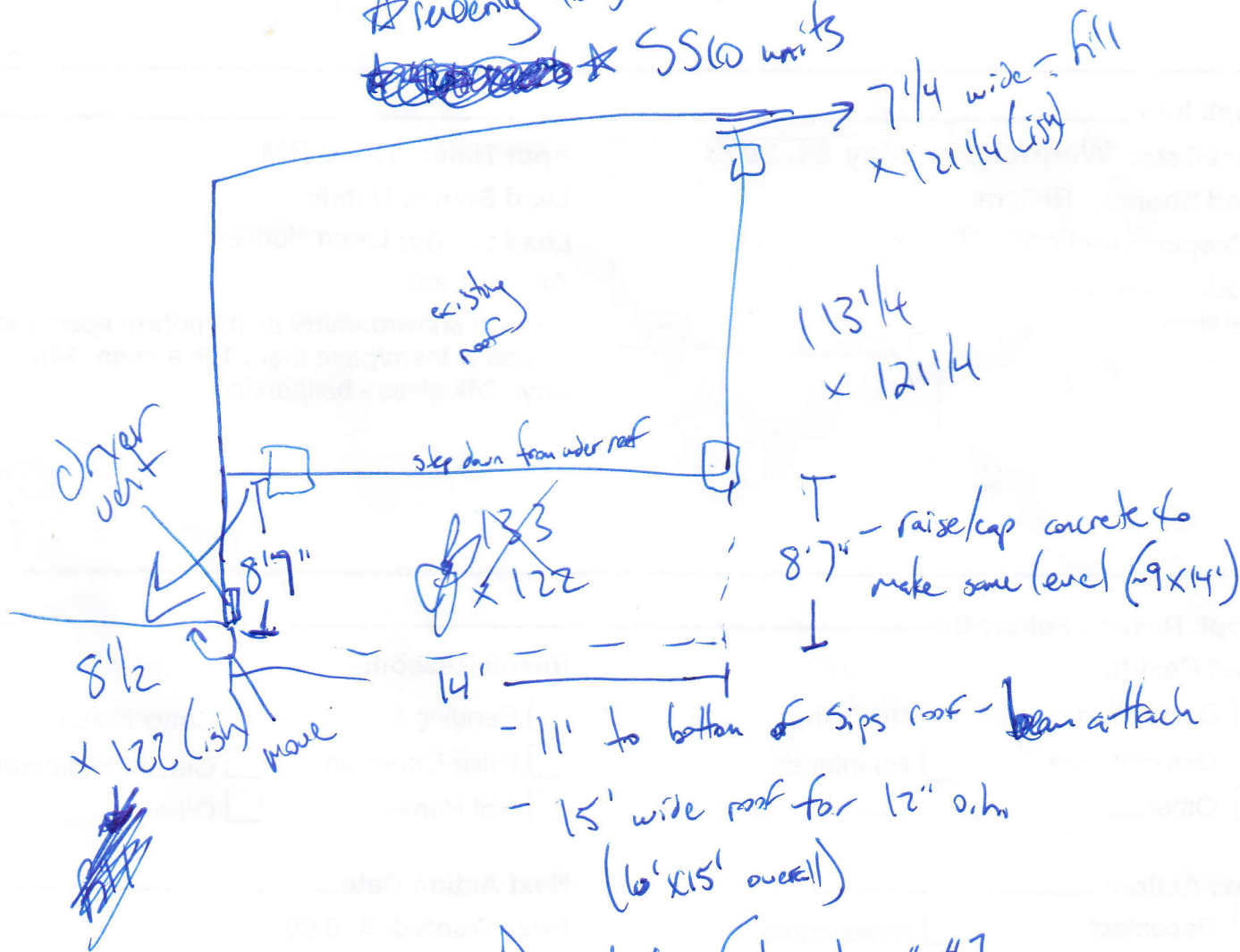
\$26110⁰⁰

* notch caps + bases

* Beige/tan colors

* siding to show HOA

~~SS60 units~~ * SS60 units



- Door to be first panel, wall #1
 - left hinge/out

Cost: ~~2840~~ \$6,000

- 2 plies (one wall 2, ^{under existing} wall 3)
- 1 6ft outside wall 1 (facing garage)
- 1 fur. in new roof
- move dryer vent

Cost: ~~8900~~ ~~7200~~
 \$12,750
 \$18,750
 \$26,110⁰⁰

NRG Industries, Inc.

Lead Info

Name: Bernie Kuhn
Address: 2688 Breton Ridge Dr
City: Tallahassee
Home Phone:
Cell Phone: 1 (850) 228-6242
Year Home built:
Directions:

Lead Set Date: 5/17/2023
Confirmed: No
State: FL **Zip:** 32312
Work Phone:
Email: Bernie49BK@gmail.com

12:00
6/1

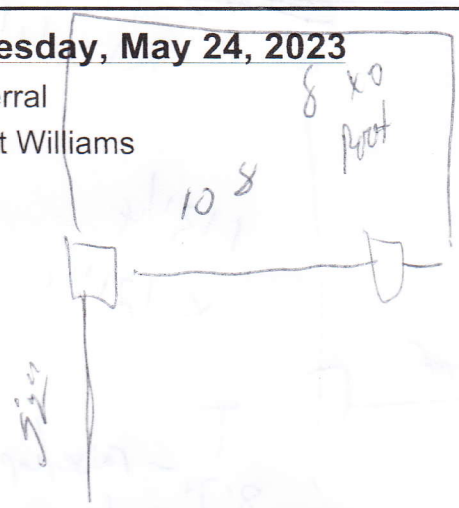
Appt. Info

Appt Date: **Wednesday, May 24, 2023**

Lead Source: Referral

Salesperson(s): Scott Williams

Product Interest:
vinyl glass



Appt Time: **12:00 PM**

Lead Source Detail:

Lead Set By: Laura Hoover

Appt Notes:

came in showroom/ref by friend/wm spent alot of time w them/gave them 10k screen, 14k vinyl, 24k glass - ballparking

Appt. Result / Follow-Up

Appt Result:

- Demo/Sold No Demo
 Demo/Maybe No Interest
 Other _____

Result Reason:

- Pending \$ Cancellation
 Price Objection Getting Estimates
 Not Home Other _____

Next Action: _____

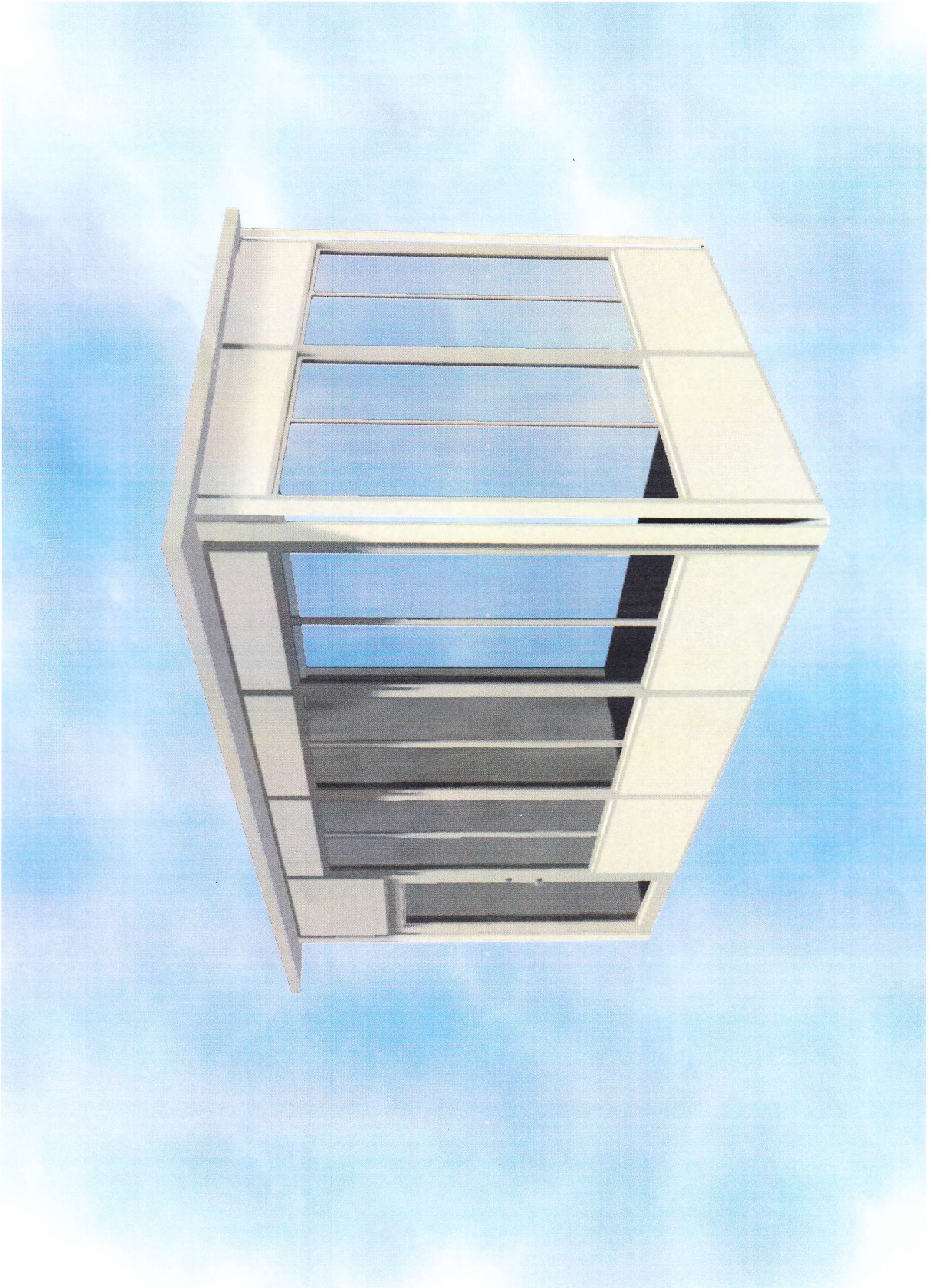
- Recontact Reschedule
 Rehash Send Follow-up
 Other _____

Next Action Date: _____

Price Quoted: \$ 0.00

Product(s) Presented: _____

Comments:





Sun
Room

2688

Breton Ridge Dr

Breton Ridge D



Phil Ross <bullrun1pres@gmail.com>

Re: ACC request for 2688 Breton Ridge

1 message

Elizabeth Lawrence <e.lawrence@lizzardnet.com>
To: "bullrun1pres@gmail.com" <bullrun1pres@gmail.com>

Thu, Jun 15, 2023 at 1:21 PM

Good afternoon Phil,

We will not be able to make the meeting tonight since our son has a soccer game scheduled. Josh and I do not have any objection to the request being made. If you need anything else from us, please let me know.

Thank you,
Elizabeth Lawrence

From: Phil <bullrun1pres@gmail.com>
Sent: Monday, June 12, 2023 10:54 AM
To: undisclosed recipients <bullrun1pres@gmail.com>
Subject: ACC request for 2688 Breton Ridge

Dear Residents,

The new neighbor at 2688 Breton Ridge has submitted an ACC request for a sunroom addition at the back of their house. See attached package.

There is very minimal impact to the aesthetics of the home and the sunroom is barely visible from the street due to its position. The most affected resident is at 2684 Breton Ridge; the next door neighbor. It would be nice to have a representative from that address.

An expedited ACC meeting will be held on Thursday evening at 6:30 pm at 2685 Breton Ridge Drive to address the request. All are welcome to attend.

Thanks,

Phil Ross

Phil Ross
President, Bull Run Unit 1 HOA
President, Bull Run Master Residence Assoc.
Tallahassee, FL 32312

If you do not want to receive emails from Bull Run Unit 1 HOA, please reply to this message and ask to be removed from the mailing list.