

The ACC meeting was held at 2724 Breton Ridge Drive, Tallahassee, FL 32312

Phillip Ross called the meeting to order at 7:03pm.

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
- Dave Ray, Director
- Bill Stimmel, Director

Eight residents signed the attendance sheet, but one additional resident (Garrett Payne) was also in attendance at this meeting.

ACC Requests

Two ACC Requests were under consideration at this meeting:

- 2676 Breton Ridge Drive: Sheffield/Gay residence
- 2601 Antietam Trail: Tallahassee Homes/Speculation

2676 Breton Ridge Drive

Information provided by Sheffield Construction Co. for the Gay residence was reviewed and discussed by the BoDs present. Some questions were addressed to Skip Sheffield who was present at the meeting and these were answered satisfactorily.

The proposed construction is consistent with neighboring homes in that the garage is located at the rear of the premises, the square footage is adequate, brick and cementitious siding made up the front of the home, and columns were planned on the front porch.

Sheffield will provide a color palette & landscaping plan for the residence at a later time.

Motion to approve request: Dave Ray

Second: David Beverly

Vote: All in favor of approval

Mr. Sheffield left the meeting after the vote. Mr. Ross will write a letter of approval of the request.

2601 Antietam Trail

Neither Mr. Chandler nor Mr. Singletary of Dahlgren Homes was available to present their case for ACC approval/disapproval although they were invited to attend the meeting.

Several issues were considered by the BoDs with respect to this proposed construction. The home is not congruent with existing/proposed homes on the cul-de-sac at the west end of Antietam Trail. When viewed from the intersection of Chickamauga Trail, all homes are either

completely brick or stone veneered and have side loading garages. These are the two main issues with the proposed construction which has cementitious siding and a front loading garage. The final issue is the placement on the lot. A proposed construction at 2600 Antietam Trail has a location on the lot which is at an angle to adjacent homes and faces into the cul-de-sac. The proposed construction at 2601 Antietam Trail has a location in line with adjacent homes which would create an undesirable “look” at the end of the cul-de-sac.

Several direct neighbors on that end of Antietam Trail expressed their dissatisfaction with the proposed construction having “Hardie Board” siding, a front loading garage, and a north facing front to the home. With these considerations in mind:

Motion to disapprove request: David Beverly
Second: Bill Stimmel
Vote: All in favor of disapproval

Mr. Ross will send a certified letter to Porter Chandler of Dalhgren Homes stating the rejection of the Request for Architectural Approval. The letter will include a cease and desist order of further construction until another request has been submitted and approved by the BRU1 ACC. The letter will also include a reminder that the form submitted and signed by Porter Chandler and Chris Peltier is a contract which specifies the requirements when approval has not been obtained.

Motion to adjourn: Phil Ross
Second: Bill Stimmel
Vote: All in favor to adjourn

The meeting was adjourned at 7:50pm

A handwritten signature in black ink, appearing to read "Phillip J. Ross". The signature is written in a cursive, flowing style with a large, prominent loop at the end.