

SIP ARB Meeting

29 March 2021
South Island Plantation
Meeting Minutes

Meeting called to order at 11:00am.

In Attendance:

Toni Olin, Frank DeAngles, Ed Tallon, Mindy McVay, Teddy Dowling, Jason & Sonya from GSH

First order of business was to review and discuss the Q&A previously sent to the ARB and the responses back regarding concerns GSH has with the restrictive Guidelines.

- GSH has some concerns over design suggestions being “requirements” versus options. They want to sell homes based on market appetite. Vision and market must intersect for them to be able to do that based on their business model.
- Response from the ARB is that things like shutter dogs & operable shutters are options/ suggestions that are given in order for builders to be able to achieve the overall aesthetic vision that is in place for SIP. These are not requirements but go a long way to ensure design approvals are met.
- Other areas of concern in the Guidelines include:
 - Removal of oversized vents – GSH would like clarity on this as they need consistency so that their model can work.
 - Paint color that is historic in nature. Need further clarity and would like examples.
 - Roof pitch being 8x12...do we have flexibility on this? This could be a determining factor for them.
 - Elevations...ARB responded that we would deal with this on a case by case basis. This doesn't allow them to scale their plans as much as they would like.
 - ARB agreed that consensus could be attained based on a proposed site plan for all of their lots up front to avoid multiple meetings on a case by case basis
 - Tree removal...SIP position on this is about preserving the look and feel of the community, not about being overly restrictive. Georgetown has a certified Arborist that could come in and consult on tree removal. Pines are not an issue, but live oaks need to be reviewed unless they sit directly in the footprint of the dwelling.
 - Foundation heights...would like to see this lowered from 28 to 18”
- Other concerns were raised based on the recent rise in material costs that are causing housing prices to rise. GSH previously proposed plans were starting ~255K and are now at 274K for the same design. Want to start pricing low and work up based on what the market will bear.
- Need to sell 2-3 houses per month in order to support their model
- Jason presented 7 home models for the ARB to further review. Need to make a go/no go decision based on these designs as they best support their business model.

Outcome:

ARB voted and decided that while the interest and effort put forth by GSH is much appreciated, their designs and philosophy were likely not the best for SIP. This message will be communicated to Jason via email.

Next order of business was the review of the Cox house plans.

- ARB reviewed the plans and made some suggestions that would allow the plans to be approved.

- Enclose the front and sides such that contents would be obscured from view yet meet code requirements for flood plain.
- Board all agreed that the home was a very nice plan and upon these modifications, plans would be approved. This will be communicated to the Cox family via email and on SIP stationary.

Next Steps:

- ARB members all agreed to review the ARB Guidelines again independently and highlight areas where change needs to be made in order to relax some of the language and rigidity.
- Separate meeting will be scheduled to review our suggestions

Meeting was adjourned at 1:15 pm