

## **THA ACC REPORT MARCH 14, 2006**

The ACC recommends the THA Board Disapprove the following ACC submittal.

1. **Johnson, Bill and Nancy, 1371 Tallavana Trail, submitted plans to add a bedroom with an attached porch. The proposed structure would be within the 30 foot back buffer. Note: The current home has a sunroom previously added to the rear of the house (“barrel house”) that was constructed within the 30 foot buffer. Attached to the rear of the 12 foot deep sunroom is a 19 foot deep deck that ends at the back property line, which is attached to a deck over water. The couple plans to permanently move to this weekend home with their mother. They plan to live in this home while their new home is built on the adjacent lot. They need the additional bedroom because the mother cannot climb the stairs to the upstairs bedroom. The owner might consider converting the sunroom to a temporary bedroom. ACC pre-inspection completed. Dues current.**

The ACC recommends the THA Board Approve the following ACC submittals.

1. **Buss, Todd and Holly, 616 Hickory Lane, submitted plans to remove the current hip roof over the central living area to add a shed roof to allow a cathedral ceiling in the living area. Footprint of current home will not be altered. New shingles will be black, architectural. New windows and doors will match existing structure. New trim will match existing structure. New siding on shed elevation will match existing structure in product and color. ACC pre-inspection completed. Dues current.**
2. **Evanoff, Penelope, 2405 Tallavana Trail, submitted an e-mail expressing a desire to reinstall the east facing front door and front porch recently removed by the previous homeowner (for elevator installation). The current front door (facing east) will not be removed, therefore, the ACC has ask the homeowner to paint that door the same color as the house siding. The ramp and railings (not to code) to that door will be removed. The previous owner replaced some siding during his uncompleted renovation, resulting in current unpainted siding. The owner assures this siding will be painted the same color as the current siding. The house will be rented and not completely painted at this time. The new front door will be painted a muted green. ACC pre-inspection completed. Dues current.**
3. **Garrison, Howard and Carolyn, 3429 Tallavana Trail, submitted a request to remove a large dead tree within the 10 foot side buffer, front yard. ACC inspection revealed a very large hollow in the base of the dead tree. Other tree limbs will be removed due their shading the owner’s drain field. Dues current.**

4. **Greenburg, Hank and Sharon, 1462 Tallavana Trail, submitted paint chips to paint their current gray house siding a mustard brown with dark brown trim. ACC pre-inspection complete. Dues current.**
5. **Myers, Howard, 3027 Tallavana Trail, submitted plans to remove his hurricane damaged deck over water and replace it with a 4 ½ X 16 foot deck cantilevered over the water only 3-4 feet. Will use only state approved lumber, no creosote. Deck color will be natural, neutral. ACC pre-inspection complete. Dues current.**
6. **Ragans, Jimmy and Sherrill, 2042 Tallavana Trail, submitted plans to remove the deck over water that was damaged by a hurricane and build a 12 X 12 foot deck over water with a 3 X 6 foot elevated walk way. The current walk way railings do not meet code. Owner has agreed to replace same with railings according to code. Deck color will be natural, neutral. ACC pre-inspection complete. Dues current.**
7. **Tate, Wayne aka, H. Shroder Construction, 20 Audubon, submitted plans to develop the property and construct a 1837 square foot h/a house, with driveway, septic system and landscaping, side entrance garage, hardie board shake siding and cultured stone. Colors will be submitted at a later date. Septic permit will be submitted when received, but planned location was noted on the plat plan. Mr. Tate agreed to replant the buffer, destroyed by the previous owner, with native trees conducive to growth on the property. Many trees outside the buffer will be preserved. House or driveway location will not interfere with buffer. Note: Mr. Tate reports that the gate fence and post are on his property. He intends to grant THA an easement for this. Look for that in the near future. Dues current.**

**Andrena Knicely, Chairperson  
THA ACC**

Motion by Mike Jefferis that the submittals be approved/disapproved as recommended by the ACC. Seconded by Kimsey Helms. Motion carried.

Approved ACC report also attached to minutes of the March 2006 Board Meeting