

**SPECIAL Meeting of Briny Breezes Inc. Board of
Directors to consider Greensheet Changes and Process
9:30 AM on Friday January 6, 2017
Briny Breezes Community Center**

Minutes

- I. **President Gallacher called the meeting to order at 9:36. The Pledge of Allegiance was recited and a moment of silence observed.**
- II. **Roll call was completed. Present in the Community center were Directors Brannen, Coyner, Gallacher, Goudreau, Gross, McMorrow, Oglesby and Weir. General manager Pussinen was also present.**
- III. **Proof of Notice was posted on December 13, 2016 at 2 PM as well as mailed by General Manager Pussinen.**
- IV. **Approval of previous meeting minutes (if any)**
- V. **Reading of Correspondence to the Board if it directly relates to special meeting**
 - i. **B-5 Celene (Candy) Alexandra re: changing lot limits**
 - ii. **E-203 Jerry Lower (a portion only, rest to be held until issue covered.)**
- VI. **Committee Reports (covered in Unfinished Business)**
- VII. **Unfinished Business**
 - A. **Director Oglesby moved the Board approve revision #21 of the Appendix II/Greensheet as published on website. Seconded**

Discussion as proposed amendments followed.

 1. **Motion *Weir moved to amend that a 2nd director should also sign in addition to a director from the districts in addition to the ARC chairperson on page 2 of the document*; Seconded. *Motion failed with a vote of 1 yes (Weir), 7 no* . A director's signature indicates approval. One person expressed the view that suggested a professional sign- off on the green sheet approvals. Probably need to send complicated ones to the ARC.**

2. It was proposed that we first discuss the process rather than each specified item of the proposed revisions. It was also suggested regardless if things required a permit or not, the director should be informed and perhaps looked at by the Director of said district. Suggestion that the ARC committee be expanded- not just 4 members of the Board.
3. **Oglesby moved that we consider process and responsibility for reviewing and determining compliance with Briny Greensheet Rules.** Seconded. **Motion passed unanimously.** He referenced in the hand-out the 3 possible permit options. Should the corporation continue to have oversight? **Director McMorrow made a motion to accept # 3 with expansion.** Seconded. #3 *Alternative Process: Corporation has no role in Building Permit review and approval ceding all authority and responsibilities for these matters to the Town. Board must remove Appendix 2/Greensheet from its Rules.* Question was called. **One in favor (McMorrow), 7 opposed.** Motion failed. **President Gallacher moved that we adopt #1 Historical process.** Seconded. *“Historical Process: ARC (Architectural Review committee checks building permits proposal for conformance to current Greensheet restrictions/set-backs and considers need for variances. ARC recommends variances to the Board for final decision. Town reviews permits only for State and County Building Code requirements. Town must revise Land Development Code to eliminate all Greensheet restrictions.”* This would serve to separate restrictions. Town would have to accept it. Question was called. **Vote was 5 yes, 2 no (Brannen, Gallacher,) 1 abstain (McMorrow).** Motion passed. We need a list of what can be signed off by Directors, what needs to go to ARC and what can just be sent to the town. We need to present for discussion this preferred option. Option #2 was not discussed.

Motion was reinstated to amend the main motion version #21.

We moved to page 4 of the document: "Approval Required Before Permit is Issued by the Town of Briny Breezes.

4. **Utility sheds- Director McMorro** moved that permanently constructed utility sheds or cabinets need a permit but temporary ones would not require one. Seconded. **Motion carried with a vote of 6 yes to 2** (Oglesby, Weir)
5. **Pavers (as part of Decks, patios, porches,)** Director Gross moved that Pavers do not requires a permit , Seconded; **This amendment passed unanimously;**
6. **Stairs-** do all steps require a permit- what if they are just 2 steps or a replacement or pre-fabricated for a current set? **We do need to sign off on permanently newly constructed;**
7. **Air Conditioning units: why do we specify placement. With the newer mini-splits noise is much less of a problem. No amendment proposed**
8. **Director Weir made a motion to adjourn the meeting at 11:45; Seconded. Motion failed 2 in favor (Weir, Coyner), 6 opposed.**

Director Weir had to excuse himself from the meeting.

9. **Director Gross made a motion to amend by removing the requirement for the corporation to sign off for a permit of a new awning installation. Seconded; Some discussion on what is an awning. Question called- 4 in favor, yes, 3 no (Brannen, Oglesby, Gallacher) Motion carried. Move this to Town permit directly.**

Under the category Some Improvements NOT requiring Permits

10. **Director Gross moved that we remove "one only" for door replacement; Seconded Vote was unanimous**

Page 6 IMPROVEMENT PERMIT APPLICATION BRINY BREEZES, INC.

11. Question was asked why does the corp office collect the paperwork and collect a fee? Several reasons were given to include expediency given the hours of the Town Hall as well as for emergencies.

Corporate office also facilitates getting the form correctly completed. **Director Oglesby moved that remove the corporate fee. Vote was 3 yes for 4 against (Brannen, Gallacher, Oglesby, Coyner;)** Motion failed.

12. President Gallacher moved to remove Florida Building code in reference to #6 Utility cabinets. Seconded *Passed unanimously.*

13. Director Gross moved that in #7 we remove the statement “In District 4 awnings.....” . Seconded. *Motion passed 5 in favor to 3 (Oglesby, Coyner) opposed.*

14. Need to Revisit #8. For potential change in wording. Discussion re: mini-splits; why do we care; If is about noise, let’s state that. Why is District 4 an exception?

15. New Business (none)

16. Shareholder Forum (comments/questions)

General comments captured during the discussion- the corporation is not approving the permit- should we use a different document? Can we disapprove what a person is doing on their own property without some guidelines; Shareholder Young J- asked if this was the final discussion today- is it the intent today to make recommendations to the Town? Gross T-210 a revised Greensheet must have design standards for accessibility codes and spoke against the corporation to sign off at all recommended amendments to the Briny Rules for Building Permits. It was mentioned that all approved changes would be presented to Town council.

17. Adjournment: Motion made to adjourn by President Gallacher at 12:42. Seconded. *Motion carried unanimously.*

Respectfully submitted,

Susan J. Brannen
Approved 1.31.17

NOTICE

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AGENDA

ALL STOCKHOLDER COMMENTS MUST BE LIMITED TO THREE (3) MINUTES

- I. Call to order & Roll call (if needed)**
- II. Proof of Notice**
- III. Approval of previous meeting minutes (if any)**
- IV. Reading of Correspondence to the Board if it directly relates to special meeting**
- V. Committee Reports (covered in Unfinished Business)**
- VI. Unfinished Business**
 - a. Consider Committee-recommended amendments to Briny Rules for Building Permits (Appendix II /Greensheet). Board-approved changes to be presented to Town Council. (*copy on Briny website*)**
 - b. Consider process and responsibility for reviewing and determining compliance with Briny Greensheet Rules. Board-recommended process to be presented to Town Council**
- VII. New Business (none)**
- VIII. Shareholder Forum (comments/questions)**
- IX. Adjournment**

All Stockholders Are Welcome

This notice is dated and posted: December 13, 2016 at 2 pm

Theresa Pussinen, General Manager, Briny Breezes Inc.