

ARC ANNUAL REPORT

March 27, 2025

ARC MEMBERS AND TERMS

<u>Name:</u>	<u>Date Appointed</u>	<u>Current Term</u>	<u>Term Eligibility Date</u>
Michael Galello, Co-Chair	4/20/2024	1 st	2/23/2027
Gary Murray, Co-Chair	4/20/2022	1 st	4/20/2025
Ken Meekins, Member	1/28/2025	1 st	1/28/2028
Phil Grillo (Alternate)	2/14/2025	1 st	2/14/2028
Jason Casares (Alternate)	2/14/2025	1 st	2/14/2028

MAJOR ACTIVITIES FROM OCTOBER 2024:

1. The ARC Committee recently lost two members, Kevin Middleton-Chair due to personal reasons in December of 2024 and Susan Holts – Co-Chair due to term expiration in January of 2025. Gary Murray & Michael Galello have stepped in as new Co-Chairs while adding 3 new members to the committee, Ken Meekins, Philip Grillo, and Jason (KA-SAR-AS) Casares. The ARC committee now has a total of five sitting members.
2. The Architectural Review Committee is in the process of reviewing Architectural Guidelines addressing areas such as 1st) streamlining permit submittal sequence procedures, 2nd) addressing the “soft spots” in the existing guidelines, and 3rd) considering modern fencing materials for the board to review & approve.
3. We continue conducting **Variance and Exception Hearings** based on the **“Declaration of Restrictions”, “Architectural Review Guidelines”, homeowner’s hardships, and common sense.**
4. The ARC committee has continued to fulfill the duty of assisting CPI with permit evaluations and approvals as required for issuance. Specific emphasis is placed upon full review of the permit application, meeting requirements from the Sub-Association(s) (if applicable), Master Ocean Pines Architectural Guidelines & Declaration of Restrictions. Also, consideration is given to reviewing federal, state and Worcester County requirements as well.

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CURRENT CHALLENGES:

1. One of the issues that continue to be problematic with Ocean Pines property owners is submitting a current “As-Built Survey” when applying for a variance or exception. The cost for an “As-Built Survey” from a licensed surveyor varies from \$\$350 to \$1,000. This is based on a surveying company who performed the original property survey, he just has to verify site conditions before and after: versus a new surveying company has to create baseline information plus two site visits.

PROPOSED SOLUTION: The purpose of having a fairly recent survey when applying for property improvements, variances or exceptions, it makes the permitting process more efficient, accurate and reduces the need for field verification. All new building additions and/or conversions that include a roof system, patios, decks, outdoor kitchens, fences, out-buildings, driveways, pools, docks, landscaping, hardscaping, wetlands, easements, setbacks, all required a “Final As-Built Survey” upon work completion submitted to CPI for final inspection approval. Therefore; it makes sense to require a “Current As-Built Survey” submitted with the permit application. *In addition, the committee is going to recommend for the seller of a resale property to provide a “Final As-Built Survey” as a requirement. This will expose any existing violations for the seller or buyer to rectify before the sale takes place and eliminates hidden violations for the buyer.*

2. The permit application sequence for new construction, variances and exceptions, have been frustrating for some homeowners based on their feedback with misunderstandings between review agencies. The majority of homeowners presently submit permit applications to their Sub-Associations (if applicable) first, then to the county and lastly to CPI/ARC. The Ocean Pines Declaration of Restrictions, ARC Guidelines and Sub-Associations Architectural Guidelines are more restrictive than the county’s zoning lot requirements.

PROPOSED SOLUTION: The ARC committee will be recommending to change the permit application sequence, by submitting permit application to their Sub-Association first (if applicable), then to CPI and lastly to the county for permit issuance. This recommendation will reduce the confusion and frustration for the homeowner by starting with the more architectural restrictive requirements of Ocean Pines before the county’s IBC-2023 Code review. All final permits will be submitted to CPI with a “Final As-Built Survey” upon completion for final CPI inspection.

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3. When ARC reviews permit applications for new construction, variances or exceptions from homeowners belonging to a sub-association in Ocean Pines. It is then necessary for the ARC member to refer to the specific sub-association's current architectural guidelines posted on the website to ensure compliance which may not have the most current revisions.

SOULUTION: It would be the responsibility of each Ocean Pines Sub-Association President to update the Ocean Pines DR website with their most current Architectural Guidelines with a revision date to submit to Linda Martin so the website can be updated. Colonial Village Association recently sent their current revised Architectural Guidelines for sections 18E & 18S. The remaining four sub-association's in Ocean Pines need to confirm that their most current architectural guidelines are posted on the website, which include "The Links", "Terns Landing", "The Park", "The Point", and "Point Reach") need to be contacted for updates:

4. As the ARC committee continue to serve and assess the current ARC Guidelines. We will be asking the Board of Directors for their review and approval of our recommendations at the end of May, 2025. Our goal is to improve community guidelines, protect property values and consider homeowner hardships.

OBSERVATION FOR THE NEXT OPA BUDGET

1. As an Architectural Review Committee volunteer, serving the Ocean Pines Board of Directors, there are areas within CPI that would indicate a shortage of staff compared to tasks at hand. I personally visit each property and take photos before the homeowner hearing date. I find many violations that can't possibly be inspected with the present CPI staff. In Addition, we lost the presence of Josh Vickers from CPI attending our homeowner hearings. His absents has left a void with regard to historical background, additional violations, and being familiar with the DR and Guidelines for input.

SCORE CARD FROM OCTOBER 2024 TO DATE:

1. Total Approved Variances/Exceptions:---19 = 39.6%
2. Total Disapproved Variances/Exception 22 = 45.7%
3. Total Tabled, Did Not Return-----07 = 14.7%
4. Total Hearings:-----48 = 100%