

# Architectural Control Committee

## Meeting Minutes

Tuesday, March 18, 2025, Time: 9:30am in the Clubhouse

- 1) Called to Order @ 9:31am by Delores Lencioni, Chair
- 2) Pledge of Allegiance
- 3) Roll Call: Delores Lencioni, Chair; Nancy Seeley, Member; Larry Small, Alternate; Lori Bodoh, Alternate, Dan Tarnowski, District Manager; Becky Earnest, Liaison
- 4) Applications for Review
- 5) Updates
- 6) Discussion Items, Suggestions, Problems, Issues or Concerns
- 7) Public Comments
- 8) ACC Member Comments
- 9) Adjournment

ACC is still in need of new members. Please submit a letter of intent to an ACC member if you are interested. We need YOU!

### **COMPLETED APPLICATIONS:**

Applicant: Robert Clark  
Address: 325 Holiday Park Blvd NE  
Application: Roof edge repair

### **NEW APPLICATIONS:**

Applicant: Karen M. Wulf  
Address: 1150 Parkview Court NE  
Application: Install accordion storm shutters on four (4) windows  
Contractor: Maximum Resistance  
Action: Nancy made motion to approve  
Larry seconded motion  
All in Favor

Applicant: Gladys Mastrion  
Address: 256 Charm Court NE  
Application: Re-roof  
Contractor: Heart Roofing  
Action: Larry made motion to approve  
Nancy seconded motion  
All in Favor

Applicant: Phillip & Rhonda Gingery  
Address: 229 Borel Circle NENE  
Application: 10' X 12' shed  
Contractor: Owner  
Action: Larry made motion to approve including proposed 1 foot of pavers surrounding the shed to prevent lawn mower/trimming damage.  
Nancy seconded motion  
All in Favor

Applicant: Veronica Fitzgerald  
Address: 1143 Center Lane NE  
Application: Re-roof  
Contractor: All Florida Weatherproofing & Construction, Inc  
Action: Larry made motion to approve  
Lori seconded motion  
All in Favor

Applicant: Richard Wood  
Address: 302 Holiday Park Blvd NE  
Application: Paver Driveway  
Contractor: Owner  
Action: Larry made motion to table with clarification needed regarding the placement of the flags identifying the area where the work will take place & also the type of pavers that will be used  
Lori seconded motion  
All in favor

#### **UPDATES:**

Address: 146 Holiday Park Blvd NE  
New Install  
Status: Approved at 03/04/25 ACC Meeting with contingency of moving the mobile back 5' to accommodate steps coming off front porch.  
Replacement Mobile Home – Permit Issued by City of Palm Bay (BL25-01935)  
Carport & Utility Shed addition – Under Review by City of Palm Bay 03/13/25 (BL25-03098)

Address: 1285 Dove Court NE  
Deck & Ramp (BL25-01648)  
Status: Approved pending payment to City of Palm Bay (03/04/25)

Address: 1006 Moonlight Court NE  
Deck (BL25-01385)  
Status: Permit Under Review by City Palm Bay (02/18/25)

Address: 296 Holiday Park Blvd NE  
10' X 20' Shed  
Status: Permit info not on website

**DISCUSSION ITEMS:** Lengthy discussion re: proposals to Board of Trustees (setbacks – more information/clarification needed), Proposal to add language in ACC APPLICATION TO LANDSCAPE IN HOLIDAY PARK MOBILE HOME DISTRICT to require property pins & project location markers be visible for ACC inspection. Discussed ways to improve/expedite application process (Approving certain types of ACC Applications between meetings prn, etc), Cumulative listing of contractor licenses & certificates of liability insurance to be created, Review list of things needed for City of Palm Bay permit, ACC Agenda & Minutes website postings, HOALife information (Dan Tarnowski, District Manager)

**VOTED ITEM(S):** ACC Applications to be emailed to ACC Members vs printed, Printed copies available to ACC Members upon request  
Motion made by Lori to approve  
Seconded by Nancy  
All in Favor

**ADJOURNMENT:** Meeting was adjourned at 10:32am

**NEXT MEETING:** 04/22/25