

# Architectural Control Committee

## Meeting Minutes

Tuesday, May 20, 2025, Time: 9:30am in the Clubhouse

- 1) Call to Order @ 9:30am by Delores Lencioni, Chairperson
- 2) Pledge of Allegiance
- 3) Roll Call: Delores Lencioni, Chair; Nancy Seeley, Member; Mike Couture, Member; Larry Small, Alternate (Absent); Lori Bodoh, Alternate (Absent); Dan Tarnowski, District Manager; David Peck, Advisor; Becky Earnest, Liaison
- 4) Updates
- 5) Applications for Review
- 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 interested. \*\*\*

### **COMPLETED APPLICATIONS:**

Applicant: Sheryl Moore  
Address: 1030 Vista Court NE  
Application: Palmeria branch

Applicant: Ellen Ochinero-McLean  
Address: 257 Fantasy Court NE  
Application: Cut down overgrown tree behind mobile home.

### **NEW APPROVED APPLICATIONS:**

Applicant: Willian & Sandra Busico  
Address: 1156 Keystone Court NE  
Application: Install 2 windows where existing windows are (Approved on 05/12/25)  
Contractor: Owner

### **NEW APPLICATIONS FOR APPROVAL:**

Applicant: Steven & Linda Fawcett  
Address: 169 Holiday Park Blvd NE  
Application: Tree removal  
Contractor: Alpine Tree Service (Brevard County Tax Certificate & Certificate of Liability Insurance on file & current)  
Discussion: Mr. Fawcett was informed the stump will need to be ground down 2" below ground level  
Action: Mike made motion to approve  
Nancy seconded motion  
All in favor

## **UPDATES:**

Address: 146 Holiday Park Blvd NE  
Application: New Install  
Status: Approved at 03/04/25 ACC Meeting with contingency of moving the mobile back 5' to accommodate steps on to the front porch.  
Replacement Mobile Home – Permit Issued by City of Palm Bay (BL25-01935)  
Carport & Utility Shed addition – Permit Issued by City of Palm Bay 04/03/25 (BL25-03098)  
Discussion: 90-day application window ends 06/04/25.  
Action: Owner will be called to verify if air conditioner was moved from side of unit to back of unit (current location of air conditioner reported by ACC member) & inform an extension appears to be needed & discuss reasons for extension/delays.

Address: 1006 Moonlight Court NE  
Application: Deck on back of home 5' X 10' (BL25-01385)  
Status: Permit Under Review by City Palm Bay (02/18/25)  
Discussion: Family member indicated need to start over with permit online

Address: 215 Holiday Park Blvd NE  
Application: HPPOA Lending Shed  
Status: Permit to be applied for  
Discussion: Location of shed being reconsidered

Address: 169 Holiday Park Blvd NE  
Application: Replace existing windows on the sunroom (BL25-05745)  
Status: Permit Under Review by City of Palm Bay (05/14/25)

**DISCUSSION ITEMS:** Discussed proposed updates/changes to ACC Rules & Regulations & ACC Applications.  
Status: Nancy made motion to approve the DRAFT documents to be passed on to the Board of Trustees for review pending any corrections made in today's meeting  
Mike seconded the motion  
All in Favor

**ADJOURNMENT:** Nancy made motion to adjourn at 10:10 am  
Mike seconded motion  
All in Favor

**NEXT MEETING:** 06/03/25