

# Architectural Control Committee

## Minutes

Tuesday December 2, 2025, Time: 9:30am in the Clubhouse

- 1) Call to Order 9:32am by Mike Couture
- 2) Pledge of Allegiance
- 3) Roll Call: Nancy Seeley, Member; Mike Couture, Member; Lori Bodoh, Alternate (*Absent*); Jack Emerich, Alternate (Temporary) (*Absent*); Dan Tarnowski, District Manager (*Absent*); David Peck, Advisor (*Absent*); Becky Earnest, Liaison (*Absent*); Brad Wasswe, Alternate (*Absent*); Ron Wilde, Alternate
- 4) Updates
- 5) Applications for Review
- 6) Discussion Items, Suggestions, Problems, Issues or Concerns
- 7) Public Comments
- 8) ACC Member Comments
- 9) Adjournment 10:10am; Re-Open 10:10am; Adjournment 10:22am

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: Timothy J. Jones  
Address: 1251 Joy Court NE  
Application: Plant 2 small bushes and 1 fern  
Contractor: Owner

Applicant: Christine Friedl  
Address: 191 Holiday Park Blvd NE  
Application: Concrete pavers  
Contractor: Brevard Landscape

Applicant: Patrick Hourigan  
Address: 286 Borel Circle NE  
Application: Tree Removal  
Contractor: Alpine Tree Service

Applicant: Timothy & Janet Whelihan  
Address: 1107 Keystone Court NE  
Application: Replacement of Windows in Florida Room  
Contractor: Palm Bay Aluminum

## **TABLED**

Applicant: Cathy Bradley  
Address: 419 Holiday Park Blvd NE  
Application: Ramp  
Contractor: Friend  
Status: Letter mailed to owner requesting City of Palm Bay Permit 12/5/25

Applicant: Janice Weber  
Address: 1109 Parkview Court, NE  
Application: Replace roof of carport and shed from hail damage  
Contractor: FL's Professional Screening, LLC  
Status: City of Palm Bay Permit needed. Mike will reach out to owner

Applicant: Christine Marcelle  
Address: 1271 Joy Court NE  
Application: Siding  
Contractor: Friend  
Status: Letter mailed to owner requesting City of Palm Bay Permit 12/5/25

Applicant: Christine Marcelle  
Address: 1271 Joy Court NE  
Application: Replace windows on screened porch  
Contractor: Friend  
Status: Letter mailed to owner requesting City of Palm Bay Permit 12/5/25

## **NEW APPLICATIONS FOR APPROVAL:**

Applicant: Janice Weber  
Address: 1109 Parkview Court, NE  
Application: Replace roof of carport and shed from hail damage  
Contractor: FL's Professional Screening, LLC  
Status: Motion made by Nancy Seeley to approve  
Second by Mike Couture  
All in favor

Applicant: Ann Wright  
Address: 241 Cheswick Circle, NE  
Application: Remove palm tree  
Contractor: Alpine Tree Service  
Status: Motion made by Nancy Seeley to approve  
Second by Mike Couture  
All in favor

Applicant: Nadine Moulton  
Address: 695 Candle Court, NE  
Application: Remove palm tree  
Contractor: Alpine Tree Service  
Status: Motion made by Nancy Seeley to approve  
Second by Mike Couture  
All in favor

Applicant: Timothy & Janet Whelihan  
Address: 1107 Keystone Court NE  
Application: Concrete Pavers  
Contractor: Coastal Paver Creation LLC  
Status: Motion made by Nancy Seeley to approve  
Second by Mike Couture  
All in favor

Applicant: Christina Berghult  
Address: 148 Holiday Park Blvd NE  
Application: Paint Exterior Shutters  
Contractor: Owner  
Status: Motion made by Nancy Seeley to approve  
Second by Mike Couture  
All in favor

#### **UPDATES:**

Address: 242 Holiday Park Blvd NE  
Application: Landscaping & Removal (single); NOTE: Install (double) ACC Application to follow  
Status: Permit Finalized 08/04/25 (BL25-07939)  
Application: Install (double) ACC Application approved 08/05/25  
Status: (BL25-10512) ***Under Review***  
Application: Public Works Permit  
Status: (PW25-02248) Issued 9/09/25  
Application: Residential Building Submitted; NOTE: Aluminum carport and utility shed addition  
Status: (BL25-11887) ***Under Review***  
Status: ***Delivery scheduled December 8-10, 2025.***

#### **1. DISCUSSION ITEMS:** 441 Holiday Park Blvd NE (Lot)

1. Letter of Intent – Timothy Whelihan  
Motion made by Mike Couture to approve  
Second Nancy Seely  
All in favor  
Added to BOT Agenda 12/08/2025 @ 7:00pm

2. Paul Diamond  
291 Cheswick Circle  
Mr. Diamond installed windows w/o an ACC Application  
Letter sent requesting application be filled out 12/5/25

**NEXT MEETING:** Tuesday December 16, 2025