

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

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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