

Architectural Control Committee

Minutes

Tuesday December 16, 2025, Time: 9:30am in the Clubhouse

- 1) Call to Order by Mike Couture
- 2) Pledge of Allegiance
- 3) Roll Call: Nancy Seeley, Member; Mike Couture, Member; Lori Bodoh, Alternate; Jack Emerich, Alternate (Temporary) (Absent); Ron Wilde, Alternate; Bradley Wasser, Alternate; Timothy Whelihan, Member; Dan Tarnowski, District Manager (Absent); 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

COMPLETED APPLICATIONS:

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: 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
Update: Karen Foote, Resident spoke with Ms. Marcelle & indicated the window was replaced because it was broken from storm damages so a City of Palm Bay permit is not required. David Peck, Advisor indicated City of Palm Bay signatures should be obtained confirming a permit is not required & Ms. Foote said the City of Palm Bay will not sign anything indicating a permit is not required.

NEW APPLICATIONS FOR APPROVAL:

Applicant: David Nelson
Address: 698 Candle Court NE
Application: 10' X 12' shed
Contractor: Sheds4U
Status: Tabled – land use/zoning permit needed

EXPEDITED AND COMPLETED APPLICATIONS:

Applicant: Janice Weber
Address: 1109 Parkview Court, NE
Application: Replace roof of carport and shed from hail damage
Contractor: FL's Professional Screening, LLC

Applicant: Ann Wright
Address: 241 Cheswick Circle, NE
Application: Remove palm tree
Contractor: Alpine Tree Service

Applicant: Nadine Moulton
Address: 695 Candle Court, NE
Application: Remove palm tree
Contractor: Alpine Tree Service

Applicant: Timothy & Janet Whelihan
Address: 1107 Keystone Court NE
Application: Concrete Pavers
Contractor: Coastal Paver Creation LLC

Applicant: Christina Berghult
Address: 148 Holiday Park Blvd NE
Application: Paint Exterior Shutters
Contractor: Owner

Applicant: Brad Wasser
Address: 467 Holliday Park Blvd NE
Application: Replace damaged siding
Contractor: Owner

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.***

DISCUSSION ITEMS:

1. 1121 Lindsey Ct NE - work is being done at the residence, i.e. windows, siding, etc. without an ACC application. A stop work order was discussed. The ACC Administrative Assistant will be asked to call the Owner to advise them of the stop work order until an ACC application & any required City of Palm Bay permits are obtained.
2. 441 Holiday Park Blvd NE (Lot) re: variance
David Peck, Advisor indicated the variance is lot specific & we need to know exactly what size will fit on lot before variance will be approved by the Board of Trustees.
3. Karen Foote mentioned recent meeting minutes missing on the website, i.e. when Delores Lencioni resigned, etc.
4. Mike Couture indicated he would like all new ACC members to come to 242 Holiday Park Blvd NE (New Unit) to practice & discuss measuring.
5. Brian Bodoh brought concern re: neighbor on Cheswick has racoons. This has been a long-standing issue/nuisance & previous owners have put several dollars into trying to eliminate the racoons with no success. Multiple options were discussed, i.e. Animal Control, moth balls, Critter Ritters (trapping), etc.
6. It was suggested because there is now a robust number of ACC board members in place, defined roles, i.e. Chair, Secretary, etc. should be determined at the next ACC meeting (01/06/26). Karen Foote, Resident mentioned the ACC Rules & Regulations stipulate there are only 2 Alternates on the ACC Board & currently there are 3 Alternates with the recently accepted letters of intent by the Board of Trustees.
7. Becky Earnest, Liaison suggested ACC members wear ID name badges on a lanyard when going out to a property. The ACC Administrative Assistant will be asked look into this.

NEXT MEETING: Tuesday, January 6, 2026 @ 9:30am in the Recreation Hall