

Architectural Control Committee

Minutes

Tuesday January 6, 20256, Time: 9:30am in the Clubhouse

- 1) Call to Order @ 9:30 am by Mike Couture
- 2) Pledge of Allegiance
- 3) Roll Call: Nancy Seeley, Member (*Absent*); Mike Couture, Member; Lori Bodoh, Alternate; Ron Wilde, Member; Bradley Wasser, Alternate (*Absent*); Timothy Whelihan, Member; Dan Tarnowski, District Manager; David Peck, Advisor (*Absent*); 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 10:30 am

COMPLETED APPLICATIONS:

Applicant: David Nelson
Address: 698 Candlelight Court, NE
Application: 10 x 12 Shed
Contractor: Sheds 4 U

Applicant: Jill and Cole Jones
Address: 1121 Lindsey Court, NE
Application: Windows & siding
Contractor: Calomb Construction

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: Charles Fitzner
Address: 220 Holiday Park Blvd NE
Application: Ramp
Status: Tabled per Mike Couture

NEW APPLICATIONS FOR APPROVAL:

Applicant: David Pierce
Address: 139 Holiday Park Boulevard
Application: Concrete Pathway
Installer: Franklin Built, Inc (*Pending City of Palm Bay Permit*)

Applicant: Jeffrey Crist
Address: 1118 Parkview Court
Application: Aluminum Storm Shutters
Status: Motion made by Ron Wilde to approve
Second by Lori Bodoh
All in favor

Applicant: Anne Elam
Address: 413 Holiday Park Blvd NE
Application: 10' X 12' shed
Status: Motion made by Ron Wilde to approve
Second by Lori Bodoh
All in favor

Applicant: Benjamin, Lance, Thomas Jovenetti (Owners)/Christine Friedl (Non-Owner)
Address: 191 Holiday Park Blvd NE
Application: Driveway coating
Status: ACC Application not necessary

Applicant: Timothy Jones
Address: 1251 Joy Court NE
Application: Window replacement on unit
Status: Motion made by Ron Wilde to approve
Second by Lori Bodoh
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) Issued
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) Issued
Status: Installed

DISCUSSION ITEMS:

1. Name badges: All in favor for ID name badges w/lanyard
2. 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 (01/20/26).
3. David Pierce, 139 Holiday Park, concrete path

ADJOURNMENT: Mike made motion to adjourn @ 10:30am

NEXT MEETING: Tuesday January 20, 2026 @ 9:30 am