

Architectural Control Committee

Minutes

Tuesday January 20, 2026, Time: 11:00am in the Clubhouse

- 1) Call to Order 11:00 am by Mike Couture
- 2) Pledge of Allegiance
- 3) Roll Call: Nancy Seeley, Member; Mike Couture, Member; Lori Bodoh, Alternate; Ron Wilde, Member; Bradley Wasser, Alternate; Timothy Whelihan, Member; Dan Tarnowski, District Manager (*Absent*); 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:

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

NEW APPLICATIONS FOR APPROVAL:

Applicant: Michael and Carmen Johnson
Address: 166 Holiday Park Blvd, NE
Application: Replace Damaged Siding
Installer: Owner
Status: Motion made by Tim Whelihan to approve
Second by Nancy Seeley
All in Favor

Applicant: Deborah Ribe & Richard Smith
Address: 212 Holiday Park Blvd, NE
Application: Planting of Palm Tree
Installer: Owner
Status: Motion made by Ron Wilde to approve
Second by Brad Wasser
All in Favor

Applicant: Sandra Busico
Address: 1156 Keystone Ct
Application: Install Double Window
Installer: Owner
Status: Motion made by Nancy Seeley to approve
Second by Ron Wilde
All in Favor

Applicant: Samuel and April Strohl
Address: 1066 Moonlight Ct
Application: Re-Roof
Installer: Hough Roofing Company
Status: Motion made by Lori Bodoh to approve (pending City of Palm Bay Permit)
Second by Nancy Seeley
All in Favor

UPDATES:

Address: 242 Holiday Park Blvd NE
Application: Landscaping & Removal (single); NOTE: Install (double) ACC Application to follow
Status: Measurement in March

DISCUSSION ITEMS:

1. Roles were determined for members:
 - a. Ron Wilde nominated Mike Couture as Chairman
Second by Nancy Seeley
All in favor
 - b. Ron Wilde nominated Nancy Seeley as Vice Chairman
Second by Mike Couture
All In favor
 - c. Ron Wilde nominated Timoty Whelihan as Secretary
Second by Bradley Wasser
All In favor
2. Becky Register would like for the ACC board to discuss word setbacks and expedited applications at the February 3, 2026, meeting and pass on to the board of Trustees

ADJUOURNMENT: Mike Couture made motion to adjourn 11:35am

NEXT MEETING: Tuesday February 3, 2026 @ 9:30 am