

Architectural Control Committee

Minutes

Tuesday March 17, 2026, Time: 9:30 am in the Clubhouse

- 1) Call to Order 9:33 am by Timothy Whelihan
- 2) Pledge of Allegiance
- 3) Roll Call: Nancy Seeley, Member; Mike Couture, Member (*Absent*); Lori Bodoh, Alternate; Ron Wilde, Member; Bradley Wasser, Alternate; Timothy Whelihan, Member; Dan Tarnowski, District Manager; 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 10:25 am

COMPLETED APPLICATIONS:

Applicant: Timothy Jones
Address: 1251 Joy Court NE
Application: Removal of 3 trees
Contractor: Alpine Tree Service

Applicant: Donald Zebariski
Address: 686 Sunrise Court NE
Application: Paint Shutters, Gutters, and Trim
Contractor: Owner

TABLED

Applicant: Cathy Bradley
Address: 419 Holiday Park Blvd NE
Application: Ramp
Contractor: Friend
Status: Violation Letter Hand Delivered 03/05/26

NEW APPLICATIONS FOR APPROVAL:

Applicant: Nancy Thill
Address: 254 Holiday Park Blvd NE
Application: Removal of scrub tree / stump
Contractor: Prolawn
Status: Motion made by Lori Bodoh to approve
Timothy Whelihan seconded the motion
All in favor

Applicant: Nancy Ratliff
Address: 256 Holiday Park Blvd NE
Application: Removal of tree branches
Contractor: Prolawn
Status: Motion made by Lori Bodoh to approve
Bradley Wasser seconded the motion
All in favor

Applicant: Christine Marcelle
Address: 1271 Joy Court
Application: Removal of Palm Tree
Contractor: Alpine Tree Service
Status: Motion made by Ron Wilde to approve
Lori Bodoh seconded the motion
All in favor, providing the stump is ground as well

UPDATES:

Address: 1180 Floral Court NE
Application: Pavers / Stone
Status: Violation Letter Mailed 03/04/26
Discussion: Dick Occhionero attended meeting regarding violation, stated he spoke w/ an Attorney
and is not removing parking area; matter turned over to Violations Panel

DISCUSSION ITEMS:

1. Changes to Rules and Regulations
2. Possible wording to use Contractor for Pavers
3. List for Expedited Application

ADJOURNMENT: Timothy Whelihan made motion to adjourn 10:25 am

NEXT MEETING: Tuesday April 7, 2026 @ 9:30 am