

Architectural Control Committee

Meeting Agenda

July 7, 2026, Time: 9:30am in the Clubhouse

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call: Nancy Seeley, Member; Mike Couture, Member; Lori Bodoh, Alternate; Bradley Wasser, Alternate; Timothy Whelihan, Member; George Young, 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

COMPLETED APPLICATIONS:

Applicant: Leanne Johnson
Address: 309 Holiday Park Blvd NE
Application: Roof replacement
Contractor: Wescon Construction

Applicant: Georgena Shough
Address: 1140 Floral Court NE
Application: Roof replacement
Contractor: All Florida Weatherproofing and Construction

Applicant: Yvonne Tedder
Address: 1085 Maple Ct NE
Application: Pavers
Contractor: Homeowner

Applicant: George Harmon
Address: 111 Cheswick Cir NE
Application: Pavers
Contractor: Cutting Edge Outdoor Services LLC

Applicant: Lorri King
Address: 424 Holiday Park Blvd
Application: Removal of 5 palm trees by car port
Contractor: 1 Tree Expert LLC

Applicant: Tracey Clark
Address: 126 Holiday Park Blvd
Application: Replacement of roof over laundry room
Contractor: Owner

Applicant: Christine Phung
Address: 234 Holiday Park Blvd NE
Application: Roof replacement
Contractor: Sky Light Roofing – **application was approved on 5/26/26 – Ms. Phung came in to let us know that work should start on or about 7/7/26**

Applicant: Deborah Ribe
Address: 212 Holiday Park Blvd
Application: 10' x 12' patio in back against shed to put table and BBQ
Contractor: owners

Applicant: Kathleen DeFosse
Address: 431 Holiday Park Blvd NE
Application: Border stones and mulch (Landscaping Application)
Contractor: Paul DeFosse (non-owner resident)

EXPEDITED APPLICATIONS:

Applicant: Roxanne Hutchinson
Address: 290 Blossom Ln
Application: Replacement of lattice work and rotted wood frame & replace with screen and new wood and add a new screen door
Contractor: owners (Michael and Roxanne Hutchinson) – **06/29/26 – permit under review**

Applicant: Jeana Traynor (deceased) application filled out by Scott Traynor (brother)
Address: 1200 Caber Ct
Application: Repair leaking roof
Contractor: Hough Roofing, all legal documents on file

Applicant: Mark Watson
Address: 1215 Shell Ct
Application: Enclose Car Port with screen
Contractor: Owner

TABLED:

Applicant: Roxanne Hutchinson
Address: 290 Blossom Ln
Application: Replacement of lattice work and rotted wood frame & replace with screen and new wood and add a new screen door
Contractor: owners (Michael and Roxanne Hutchinson) – **06/29/26 - Permit under review**

APPLICATIONS FOR APPROVAL:

UPDATES:

Applicant: Cathy Bradley
Address: 419 Holiday Park Blvd NE
Application: Ramp
Contractor: Friend
Status: Violation Letter Hand Delivered 03/05/26
Status: ***04/20/26 - \$100.00 VIOLATION FEE PAID; CATHY BRADLEY'S SISTER PICKED UP ACC APPLICATION AND HAS REQUESTED PERMIT FROM THE CITY FOR RAMP; 05/19/26 CHECKED BREVAD COUNTY WEBSITE, PERMIT HAS NOT BEEN APPROVED AS OF YET; AS OF 06/29/26 – PERMIT IS UNDER REVIEW WITH CITY OF PALM BAY***

Applicant: Christine Phung
Address: 234 Holiday Park Blvd NE
Application: Roof replacement
Contractor: Sky Light Roofing – application was approved on 5/26/26 – Ms. Phung came in to let us know that work should start on or about 7/7/26

DISCUSSION ITEMS:

How should ACC handle a situation where an individual cuts down a neighbor's tree and leaves a big mess behind on the property? Or between properties?

*Due to what happened on Blossom Lane the week of 6/29/26

NEXT MEETING: 07/21/26 9:30am in the Clubhouse