

Architectural Control Committee

Meeting Minutes

August 4, 2026, Time: 9:30am in the Clubhouse

- 1) Call to Order at 9:30 am
- 2) Pledge of Allegiance
- 3) Roll Call: Mike Couture, Member; Nancy Seeley, Member; George Young, Member; Bradley Wasser, Alternate; Timothy Whelihan, Member; Becky Earnest, Liaison; Daniel Tarnowski, District Manager
- 4) Approval of 7/21/26 ACC Meeting Minutes – motioned by Nancy, seconded by Brad
- 5) Updates
- 6) Applications for Review
- 7) Discussion Items, Suggestions, Problems, Issues or Concerns
- 8) Public Comments
- 9) ACC Member Comments
- 10) Adjournment at 10:33 am

COMPLETED APPLICATIONS:

Applicant: Kendra Bender
Address: 192 Holiday Park Blvd
Application: re-roof
Contractor: Heart Roofing

Applicant: Penny Butts
Address: 142 Mystic Blvd
Application: Hot tub installation / 5x7 hard side in carport
Contractor: Self (owner)

EXPEDITED APPLICATIONS:

Applicant: Frank and Patricia LoDolce
Address: 1157 Greenview Ct
Application: extend porch and replace stairs & railings
Contractor: Self (owner)

TABLED:

Applicant: Hellen Bush
Address: 194 Holiday Park Blvd
Application: 10x10 shed installed on a concrete slab?
Contractor: Heardon's Construction
Status: Tabled (once again) need more information from homeowner

APPLICATIONS FOR APPROVAL:

Applicant: Hellen Bush
Address: 194 Holiday Park Blvd
Application: 10x10 shed installed on a concrete slab?
Contractor: Heardon's Construction
Status: Tabled, Mike to visit site and speak with homeowner

Applicant: Barbara Emerick
Address: 1241 Shell Ct
Application: screen in half of carport
Contractor: Andy's Rescreen
Status: Approved pending site inspection. Confirmed that 2 cars can park in driveway.
Tim made motion, Becky seconded
Application APPROVED after inspection of property.

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 BREVARD COUNTY WEBSITE, PERMIT HAS NOT BEEN APPROVED AS OF YET; AS OF 07/06/26 – PERMIT IS still UNDER REVIEW WITH CITY OF PALM BAY; as of 7/14/26 – permit still under review with City of Palm Bay; AS OF 7/28/26 – PERMIT STILL UNDER REVIEW**

DISCUSSION ITEMS:

Hot tub installation policy needs to be established
Does replacing/repairing/changing material of skirting need ACC application and/or approval?
BOT meeting recap – 1180 Floral Ct

ADJOURNMENT: at 10:33

NEXT MEETING: 08/18/26 9:30am in the Clubhouse