

Architectural Control Committee

Meeting Agenda

August 18, 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; Lori Bodoh, Member; Becky Earnest, Liaison; Daniel Tarnowski, District Manager
- 4) Approval of 08/04/26 ACC Meeting Minutes
- 5) Updates
- 6) Applications for Review
- 7) Discussion Items, Suggestions, Problems, Issues or Concerns
- 8) Public Comments
- 9) ACC Member Comments
- 10) Adjournment

COMPLETED APPLICATIONS:

Applicant: Barbara Emerick
Address: 1241 Shell Ct NE
Application: screen in half of carport
Contractor: Andy's Rescreen

Applicant: Christine Phung
Address: 234 Holiday Park Blvd NE
Application: reroof
Contractor: Heart Roofing

Applicant: Carles Sprouse
Address: 236 Holiday Park Blvd NE
Application: repair and replacement of front deck and stairs
Contractor: self (homeowner will do the work)

EXPEDITED APPLICATIONS:

Applicant: William Benton
Address: 1054 Sunflower Ln
Application: Roff over the enclosed screen room
Contractor: Palm Bay Aluminum

TABLED:

Applicant: Hellen Bush
Address: 194 Holiday Park Blvd
Application: 10x10 shed installed on a concrete slab?
Contractor: Lowe's

APPLICATIONS FOR APPROVAL:

Applicant: Hellen Bush
Address: 194 Holiday Park Blvd
Application: 10x10 shed installed on a concrete slab?
Contractor: Lowe's

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; As of 08/10/26 – PERMIT STILL UNDER REVIEW BY CITY OF PALM BAY***

DISCUSSION ITEMS:

Continue discussion on hot tub installation policy

ADJOURNMENT:

NEXT MEETING: 09/01/26 9:30am in the Clubhouse