

Architectural Control Committee

Meeting Minutes

September 1, 2026, Time: 9:30am in the Clubhouse

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call: George Young, Member; Timothy Whelihan, Member; Bradley Wasser, Alternate; Lori Bodoh, Alternate (absent); Paul Defosse, Liaison; Daniel Tarnowski, District Manager
- 4) Approval of ACC Meeting Minutes – 8/18/26 no quorum – no Minutes to approve
- 5) Updates
- 6) Applications for Review
- 7) Discussion Items, Suggestions, Problems, Issues or Concerns
- 8) Public Comments –
- 9) ACC Member Comments
- 10) Adjournment

Lizzette Bermudez Letter of Intent to become new ACC member – Peach motioned, Brad second
Lizzette must now attend the BOT meeting on 9/14/26 for final approval

COMPLETED APPLICATIONS:

Applicant: Dorothy and Charles Lowry
Address: 228 Holiday Park Blvd
Application: Ground down tree stump
Contractor: Alpine Tree Service

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

EXPEDITED APPLICATIONS:

Applicant: Hellen Bush
Address: 194 Holiday Park Blvd
Application: shed placement
Contractor: Lowe's of Palm Bay
Status: Tabled for next meeting, pending land use permit for shed placement

Applicant: John and Denise Granata
Address: 1165 Parkview Ct NE
Application: replacing roof
Contractor: Hough Roofing Inc.
Status: Approved, pending submission of valid FL contractor's license or tax certificate

TABLED:

Applicant: Michael Meloney
Address: 259 Holiday Park Blvd
Application: shed
Contractor: Smithbilt to deliver shed, homeowner to install and anchor
Status: Approved after meeting, permit paperwork attached

APPLICATIONS FOR APPROVAL:

Applicant: Michael Meloney
Address: 259 Holiday Park Blvd
Application: shed
Contractor: Smithbilt to deliver shed, homeowner to install and anchor
Status: Approved after meeting, permit paperwork attached

Applicant: Hellen Bush
Address: 194 Holiday Park Blvd
Application: shed placement
Contractor: Lowe's of Palm Bay
Status: Tabled for next meeting, pending approval land use permit needed for shed placement

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; As of 8/24/26- Permit still under review by City of Palm Bay; As of 09/02/26 – permit under review by City of Palm Bay***

DISCUSSION ITEMS:

Letters of Resignation from ACC – Mike Couture, David Peck, Nancy Seeley

ADJOURNMENT: at 9:58 am – Peach motioned

NEXT MEETING: 09/15/26 9:30am in the Clubhouse