

# Architectural Control Committee

## Meeting Minutes

September 15, 2026, Time: 9:30am in the Clubhouse

- 1) Call to Order
- 2) Pledge of Allegiance
- 3) Roll Call: George Young, Member; Timothy Whelihan, Member; Lizzette Bermudez, Member; Bradley Wasser, Alternate; ~~Lori Bodoh, Alternate~~; Paul Defosse, Liaison; ~~Daniel Tarnowski, District Manager~~
- 4) Approval of 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: Styles 777 Holdings, LLC (Walter Ferrero)  
Address: 1171 Seminole Ct NE  
Application: painting of exterior of home  
Contractor: self (Homeowner)  
Status: **Work completed**

### EXPEDITED APPLICATIONS:

### TABLED:

Applicant: John Rothrock Jr  
Address: 639 Sunrise Ct NE  
Application: remove 2 trees  
Contractor: Alpine  
Status: **Tabled, to be added to 1 ACC application for all the residents who sign up with Alpine**

### APPLICATIONS FOR APPROVAL:

Applicant: Hellen Bush  
Address: 194 Holiday Park Blvd NE  
Application: shed placement  
Contractor: Lowe's of Palm Bay  
Status: **Permit obtained, Application approved (Peach motioned to approve, Brad 2<sup>nd</sup>)**

Applicant: Mario Gramigna  
Address: 1126 Parkview Ct NE  
Application: reroof  
Contractor: Hough Roofing  
**Status: Approved, pending contractor signature (Peach motioned to approve, Brad 2<sup>nd</sup>)**

Applicant: Carles Sprouse  
Address: 236 Holiday Park Blvd NE  
Application: recoat driveway, fill cracks, pressure wash, seal and paint the driveway  
Contractor: self (Homeowner)  
**Status: Application approved, homeowner picked up red half sheet (Peach motioned to approve, Brad 2<sup>nd</sup>)**

#### **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 09/08/26 – permit under review by City of Palm Bay;  
**Status: As of 09/15/26 – permit still under review with City of Palm Bay**

#### **DISCUSSION ITEMS:**

Lizzette Bermudez welcomed as a new ACC Member

Lori Bodoh letter of resignation read

One ACC application for all the residents that signed up for Alpine tree/stump removal, instead of individual ones. This ACC decision will be shared with BOT for discussion/approval.

**\*EACH PROPERTY OWNER RESPONSIBLE FOR PAYMENT TO ALPINE FOR WORK DONE**

**ADJOURNMENT:** George Young (Peach) motioned at 10am to adjourn.

**NEXT MEETING:** 10/06/26 9:30am in the Clubhouse