Architectural Control Committee

Meeting Minutes

October 6, 2026, Time: 9:30am in the Clubhouse

1) Call to Order at 9:30 am
2) Pledge of Allegiance
3) Roll Call: George Young, Member; Timothy Whelihan, Member; Lizzette Bermudez, Member~~; Bradley Wasser, Alternate~~; Paul Defosse, Liaison; ~~Daniel Tarnowski, District Manager~~
4) Approval of ACC Meeting Minutes – Minutes approved – George made motion, Lizzette second
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:	Hellen Bush
Address:	194 Holiday Park Blvd NE
Application:	shed placement
Contractor:	Lowe's of Palm Bay

Applicant:	Carles Sprouse
Address:	236 Holiday Park Blvd NE
Application:	recoat driveway, fill cracks, pressure wash, seal and paint the driveway
Contractor:	self (Homeowner)

Applicant:	Mario Gramigna
Address:	1126 Parkview Ct NE
Application:	reroof
Contractor:	Hough Roofing

Applicant:	Cheryl Davis
Address:	1142 Keystone
Application:	Screen in part of car port
Contractor:	Housman Aluminum & Screening – application approved

Applicant:	Sheila Bryant
Address:	1161 Floral Ct
Application:	reroof
Contractor:	Hough Roofing

EXPEDITED APPLICATIONS:

Applicant:	Toni Beaty
Address:	127 Holiday Park Blvd NE
Application:	reroof over sunroom
Contractor:	Construction Unlimited – waiting on updated Liability Insurance paperwork
Status:	**Pending- updated liability insurance** **Application approved – liability paperwork on file**

Applicant:	Dorothy and Charles Lowy
Address:	228 Holiday Park Blvd
Application:	Repair roof
Contractor:	Rains Roofing.com
Status:	**Pending - contractor signature on ACC application and legal and liability insurance paperwork for roofing company**

TABLED:

Applicant:	John Rothrock Jr
Address:	639 Sunrise Ct NE
Application:	remove 2 trees
Contractor:	Alpine
Status:	**Tabled from last meeting (9/15/26) but approved as part of Alpine tree svc bulk rate and included as part of an inclusive park wide ACC application**

APPLICATIONS FOR APPROVAL:

Applicant:	Deborah Szarzynski
Address:	1060 Vista Ct
Application:	Shed
Contractor:	Not sure yet, she is looking at available choices, will let us know once she calls 811 and the area is inspected for wiring
Status:	**Pending – need to visit site to confirm location, exact size is needed as well, contractor information and paperwork, NO FOUNDATION – SHED WILL BE ANCHORED**

Applicant:	Kathleen Defosse
Address:	431 Holiday Park Blvd
Application:	replace 7 windows
Contractor:	Direct Remodel LLC
Status:	**Application approved – George made motion to approve, Lizzette second**

Applicant:	Lizzette Bermudez
Address:	1083 Moonlight Ct
Application:	13x18 cover over patio
Contractor:	homeowner and family
Status:	**Pending – until ACC visits site and confirm if permit is required**

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
Status:	**As of 09/28/26 – permit still under review by City of Palm Bay**

DISCUSSION ITEMS:

Karen Foote submitted a letter of intent to be an ACC advisor – George motioned to accept letter, Lizzette second

ADJOURNMENT: George motioned to adjourn at 10:00, Lizzette second

NEXT MEETING: 10/20/26 9:30am in the Clubhouse