

APPROVED NOVEMBER 18, 2025
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
OCTOBER 21, 2025

PRESENT: Marcy Reneau, Robert Freiberg, Ron Laumann, Joe Bernier, Kurt Kimmerling, Jo Ann Greene, Bob Carneiro (Members)
Jody Snider (Assistant General Manager)

ABSENT:

HOMEOWNER AND MEMBER COMMENTS – Non-Agenda Issues – These comments and discussions are not included as a part of the Minutes.

Ms. Reneau called the October 21, 2025, meeting, to order at 9:00 a.m. and confirmed a quorum with seven (7) members in attendance.

NEW BUSINESS

Homeowner Applications

Lakeview Estates – 4190003 - Ledgestone

MOTION by Mr. Laumann, second by Ms. Greene, to accept the application for Ledgestone for 4190003. Carried unanimously.

Lakeside Terrace- ACC Committee Member – 4230038 – Knee Wall/Rock Ground Cover.

MOTION by Mr. Freiberg, second by Ms. Greene, to accept the application for Knee Wall/Rock Ground Cover for 4230038, with stipulation that a sub-association approval letter will be provided to Administration Office. Motion carried with Mr. Carneiro abstaining.

Oakbrook – 424 – Planting Material-One (1) Mexican Fan Palm and One (1) Chinese Elm Inside Pool Area

MOTION by Mr. Bernier, second by Mr. Carneiro, to accept the application for Planting Material for 424. Carried unanimously.

Edgewater Park – 4260036 – Xeriscape

MOTION by Mr. Bernier, second by Mr. Laumann, to accept the application for Xeriscape for 4260036. Carried unanimously.

Brookside Gardens – 429 – Patio Cover Repair – Replacement for two (2) Units

MOTION by Mr. Laumann, second by Mr. Carneiro, to accept the application for Patio Cover Repair for 429. Carried unanimously.

Brookside Gardens – 429 – Exterior Accent Lighting – Malibu Lights

MOTION by Mr. Bernier, second by Ms. Greene, to accept the application for Exterior Accent Lighting for 429. Carried unanimously.

St Andrews Place – 4370325– Front Decorative Bronze Iron and Glass Entry Door

Motion by Mr. Freiberg, second by Ms. Greene, to accept the application for Entry Door for 4370325. Carried unanimously.

Cypress Point Estates II – 4400577 – Board Member – Roofing – Repairs and Replacement

MOTION by Ms. Greene, second by Mr. Carneiro, to accept the application for Roofing Repair and Replacement for 4400577. Carried unanimously.

Cypress Point Estates II – 4400577 – Board Member – Paint

MOTION by Mr. Laumann, second by Mr. Bernier, to accept the application for Paint for 4400577. Carried unanimously.

Cypress Point Estates II – 4400577 – Board Member – Window – Full Window Replacement

MOTION by Mr. Bernier, second by Mr. Freiberg, to accept the application for Full Window Replacement for 4400577. Carried unanimously.

Cypress Point Estates II – 4400577 – Board Member – Front Decorative Bronze Iron and Glass Entry Door

MOTION by Mr. Laumann, second by Ms. Greene, to accept the application for Front Decorative Bronze Iron and Glass Entry Door for 4400577. Carried unanimously.

Cypress Point Estates II – 4400577 – Board Member – Garage Door

MOTION by Mr. Bernier, second by Mr. Laumann, to accept the application for Garage Door for 4400577. Carried unanimously.

Cypress Point Estates II – 4400577 – Board Member – Exterior Lighting – Fixture Change/Addition

MOTION by Mr. Carneiro, second by Mr. Bernier, to accept the application for Exterior Lighting for 4400577. Carried unanimously.

Village Terrace III – 4490729 – Dog Kennel

MOTION by Mr. Freiberg, second by Ms. Greene, to accept the application for Dog Kennel for 4490729. Stipulation is that homeowner will submit the actual size with a picture to the Administration Office prior to installation, kennel will be fixed to ground and top of kennel will be under six (6) feet including cover. Carried unanimously.

Tamarron Place – 4520425 – Block Wall/Party Wall-Wrought Iron Fence – Concrete Patio – Gates

MOTION by Mr. Bernier, second by Mr. Kimmerling, to accept the application for Wall, Pavers, and Gate. For 4520425. Carried unanimously.

RATIFY UWC - Pinehurst Place – 4350070 - Ratify UWC- Partial Window Change/Replacement

MOTION by Mr. Carneiro, second by Mr. Freiberg, to accept the Ratification of the UWC for 4350070. Carried unanimously.

REQUEST TO REVIEW STANDARD: Trellis

Committee discussion on changes to Trellis standard, specifically the color. Revision will be presented next month.

REQUEST TO REVIEW STANDARD: Decorative Doors

Remove last bullet point in Standards. Decorative Door Architectural Change Application will now be approved in Administration Office.

MOTION by Mr. Laumann, second by Ms. Greene to approve in the Decorative Door standard change and forward to Board of Directors for final approval. Carried unanimously.

HOMEOWNER APPEALS – None

UNFINISHED BUSINESS - None

REVIEW, CORRECTION AND APPROVAL OF PREVIOUS MINUTES – Corrections will be made as required, and the Minutes will be resubmitted.

MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the Minutes of September 16, 2025 meet. Carried with Mr. Carneiro abstaining as he was not at the meeting.

FOR THE GOOD OF THE ORDER

Ms. Snider requested that the gate standards be updated, specifically the gate frame color. Committee will review.

Next Meeting – Tuesday, November 18, 2025, 9:00 am at FALC

ADJOURN - Meeting adjourned at 10:07 a.m. Barbara Peot, Minute Keeper