

APPROVED JANUARY 20, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
DECEMBER 16, 2025

PRESENT: Marcy Reneau, Robert Freiberg, Ron Laumann, Joe Bernier, Jo Ann Greene, Bob Carneiro (Members)
ABSENT: Kurt Kimmerling (Excused)

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

Ms. Reneau called the December 16, 2025, meeting, to order at 9:00 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Oakbrook– 424 – Landscape-Plant a Hong Kong Orchard Tree in Lot #94

MOTION by Mr. Laumann, second by Ms. Greene, to approve the application for Hong Kong Orchard Tree for 424. Carried unanimously.

Cypress Point Estates - 4340142 – Partial Window Change/Replacement (2)

MOTION by Mr. Carneiro, second by Mr. Freiberg, to approve the application for Partial Window Change/Replacement (2) for 4340142. Carried unanimously.

St. Andrews Place – 4370325 – Partial Window Change/Replacement (4)

MOTION by Mr. Laumann, second by Mr. Bernier, to approve the application for Partial Window Change/Replacement (4) for 4370325. Carried unanimously.

HOMEOWNER APPEALS

Shadow Ridge – 4160718 - Gate (10ft)

MOTION by Mr. Bernier, second by Mr. Freiberg, to deny application for a ten (10) foot Gate for 4160718. Carried unanimously.

MOTION by Mr. Bernier, second by Mr. Freiberg, to approve a five (5) foot gate in lieu of a ten (10) foot gate and approve the block wall with two gates for 4160718. Carried unanimously.

Cypress Point Estates II – 4400519 – Block Wall

MOTION by Mr. Bernier, second by Mr. Freiberg, to deny application for a Block Wall for 4400519. Carried unanimously.

UNFINISHED BUSINESS

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

MOTION by Mr. Carneiro, second by Ms. Greene, to approve the Minutes of the November 18, 2025 Meeting. Carried unanimously.

REPORT

Architectural Applications Report from November 1, 2025, through November 30, 2025 – Approved 124 requests.

FOR THE GOOD OF THE ORDER – None

Next Meeting – Tuesday, January 20, 2026, 9:00 am at FALC

ADJOURN - Meeting adjourned at 9:34 a.m. Barbara Peot, Minute Keeper