

**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