

APPROVED FEBRUARY 17, 2026
WESTBROOK VILLAGE ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE MINUTES
JANUARY 20, 2026

PRESENT: Marcy Reneau, Robert Freiberg, Kurt Kimmerling, Joe Bernier, Jo Ann Greene, Bob Carneiro (Members)
ABSENT: Ron Laumann (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 January 20, 2026, meeting, to order at 9:00 a.m. and confirmed a quorum with six (6) members in attendance.

NEW BUSINESS

Homeowner Applications

Fairway Ridge– 4280055 – Concrete Patio/Walkway, Gate (2nd), Landscape – rock ground cover

MOTION by Ms. Greene, second by Mr. Carneiro, to approve the application for Concrete Patio/Walkway, Gate (2nd), Landscape – rock ground cover for 4280055. Carried unanimously.

Ironwood Estates - 4120959 – Block Wall & Gate (2nd)

MOTION by Mr. Bernier, second by Mr. Kimmerling, to approve the application for Block Wall and Gate (2nd) for 4120959. Carried unanimously.

Mountain View Estates – 4150339 – Partial Window Change/Replacement

MOTION by Mr. Kimmerling, second by Mr. Bernier, to approve the application for Partial Window Change/Replacement for 4150339. Carried unanimously.

Village Terrace – 4441153 – Block Wall & Gate (2nd)

MOTION by Mr. Freiberg, second by Ms. Greene, to approve the application for Block Wall and Gate (2nd) for 4441153. Carried unanimously.

St Andrews Place – 4370325 - Partial Window Change/Replacement

MOTION by Mr. Kimmerling, second by Mr. Freiberg, to approve the application for Partial Window Change/Replacement for 4370325. Carried unanimously.

Cypress Point – 4340146 - Partial Window Change/Replacement

MOTION by Mr. Bernier, second by Mr. Freiberg, to approve the Sliding glass door and east profile window replacement but to deny the partial back profile window replacement. Carried unanimously.

Architectural Control Committee Seat Opening 2026

There will be one (1) Seat Opening for 2026.

HOMEOWNER APPEALS

None

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 December 16, 2025 Meeting with Mr. Kimmerling abstaining as he was not at the meeting. Carried unanimously.

REPORT

Architectural Applications Report from December 1, 2025, through December 31, 2025 – Approved 148 requests.

FOR THE GOOD OF THE ORDER

Effective Friday January 23, 2026, Ms. Reneau will be resigning, and Mr. Bernier will Chair Committee for February and March meetings.

Ms. Greene will be resigning after March meeting.

There will be two (2) Seat Openings for 2026.

Next Meeting – Tuesday, February 17, 2026, 9:00 am at FALC

ADJOURN - Meeting adjourned at 9:45 a.m.

Barbara Peot, Minute Keeper