

## Pine Trace Architectural Review Committee Meeting Minutes

**Date and time:** January 9, 2026, 6:00-6:35 pm

**Location:** via Zoom

### **Attendees**

Tony Brazzale

Michael Docktor

David Moore

Susan Osborne

Rick Perkins

Meeting commenced at 6:00 pm.

Quorum determined - four HOA Board members present

Tony to chair meeting

Susan to take minutes

Notice of meeting confirmed - notice posted at entrance to Pine Trace on January 6 at 3pm

Minutes from meeting on December 15, 2025 unanimously approved by board members (reading waived).

No unfinished business.

### **New business:**

PTB15538ARC - new pool application by Howard Berkowitz; reviewed and unanimously approved by board members.

PTB15442ARC - pool repair application by Katie and Kyle Cannon; reviewed and unanimously approved by board members.

PTB15530ARC - hurricane sliding door application by Stephanie Coleman-Docktor and Michael Docktor; reviewed and unanimously approved by board members.

PTB15554ARC - antennae placement application by David Moore, who recused himself from voting. Three remaining board members determined they had authority to grant a variance to allow such an antennae under Rule 12.7, and unanimously approved.

Selected ARC committee from the following nominees: Sam Falzone (3-1 vote), Kevin Reddick (4-0), and Michael Docktor (4-0). Not selected: Josh Andrews (1 no, 3 abstentions).

Assignment of action items: Tony will sign ARC approvals and forward to AKAM, and Susan will send minutes to AKAM and board, both by COB Monday.

Meeting adjourned at 6:31 pm.