

The meeting was called to order at 6:00pm by Planning Chairwoman Claire Durio.

The secretary called the roll.

Commissioners Present: Nicholas Cressy, Claire Durio, Andrea Fulton, Karen Gautreaux, Scott Quillin

Absent: Brian Rhinehart and Patrick Rosenow

Also Present: Cara Bartholomew, Planning Director; David Parnell City Attorney; Alex Weiner, Planner; Clif Siverd, Public Works; Tina Myers, Secretary

Ms. Gautreaux moved to adopt the minutes from the May 26 meeting, Mr. Quillin seconded, and the motion passed unanimously.

Kara Dudek-Mizel with Desire Line gave a presentation regarding why the CLURO revisions are needed and what the process will entail. The best way for the public to get involved and get information is to visit mandevillethrives2045.com. It was noted that there is going to be a presentation at the June 11th City Council meeting.

New Business

R26-05-02 – Matthew Frank Costa requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations, and to subdivide lot 4A into lots 4A1 and 4A2, West Beach Parkway, Square 9 Lot 4A, R-1 - Single Family Residential District, Square 9 Lot 4A

Case V26-05-13 was taken up with this case. Mr. Weiner presented both cases. The applicant submitted an option B layout that would make one lot a through lot. Option B leaving more green space in the area because a second residence could not be built on it was discussed. The surrounding properties sizes in the area were discussed. Edward Deano (applicant) spoke about the ownership, history of the lots and the greenspace option B provides. Public comments were made by Edward A. Wiedeman and Dennis Thomas.

Ms. Gautreaux motioned to approve option B for R26-05-02 relevant to V26-05-13, Mr. Cressy seconded and the motion passed 4-1 with Mr. Quillin against.

With all business for the Public Hearing concluded, Ms. Durio closed the Public Hearing at 6:37 p.m. to move into the Work Session.



Tina Myers, Secretary



Claire Durio, Chairwoman
Planning Commission

The Work Session meeting was called to order at 6:37 p.m. by Planning Chairwoman Claire Durio

Commission and staff attendance were unchanged for the Work Session.

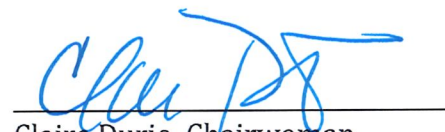
New Business

CU26-06-01 – Chef C's Properties, LLC represented by Colin Smith requests Conditional Use Approval to allow Lodging (Transient)— Short-term Rental Whole House per the Table of Permitted Uses, CLURO Section 7.8 Old Town of Mandeville, Square 19 Lot 7A, B-3 - Old Mandeville Business District, 526 Girod

Mr. Weiner presented the case. It was confirmed the property is compliant with the requirements for a whole house short-term rental. The square footage of the other half of the duplex was requested. Colin Smith (applicant) gave the reason for the request and described the layout he has for it.

With all new business for the Planning Commission concluded, Ms. Durio moved to the Zoning Commission portion of the meeting.


Tina Myers, Secretary


Claire Durio, Chairwoman
Planning Commission

Claire Durio commenced the Zoning Commission portion of the Meeting.

Notification of Filing Case Addendum - Any additional information determined to be needed by the Commission in order to make a decision regarding a case shall be required to be submitted to the Planning Department by the end of business on the Friday following the meeting at which the additional information was requested, or the case will automatically be tabled at the next meeting.

New Business

V26-06-16 – Top Pick Investments, LLC represented by Justin Sullivan requests a variance to CLURO Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square 47 Lot 19, B-3 - Old Mandeville Business District, 623 Lafitte

Mr. Weiner presented the case. The condition of tree and the timing of construction and protected tree ordinance being updated were discussed. Moving the walkway that will be close to the tree was discussed. Public comment was given by Kevin Vogeltanz.

V26-06-17 – Robert and Karen Bordes request a variance to CLURO Section 8.1.5. Supplemental Regulation of Accessory Buildings and Structures and Section 5.2.3.3. Fill Sub-Area B, Old Town of Mandeville, Square 43B Lot C, O/R - Office/Residential District, 724 Carroll

Mr. Weiner presented the case. The location and number of requests were discussed. If the building was relocated to the buildable area, outside of the flood zone, which variances would be needed were discussed. Clif Siverd with Public Works provided comments regarding the fill request and drainage. How the site would drain and impact the neighboring properties were discussed. Brianne Bordes (applicant's daughter) read a letter provided by the applicants. Moving the barn out of the flood zone was discussed. Public comments were given by Gina and Don Cox, and Jason Danziger. The purpose of a drainage plan was discussed.

V26-06-18 – St. Tammany School Board requests a variance to CLURO Section 9.1.4. Minimum Off-Street Parking Requirements by Use and Section 9.2.5.7. Key Native Tree Species Protection Requirements, Old Town of Mandeville, Square A73A Lot A, I - Institutional District, 519 Massena Mandeville Elementary

Mr. Weiner presented the case. The commission would like to see photos of the tree and exactly how it impacts the addition. Parking and where the dumpsters will be relocated was discussed. Martin Tovrea (applicant) explained the layout and the reason for the layout. A color drawing showing existing pathways and the proposed pathway as well as photos of the tree were requested. Mr. Tovrea explained the new parking layout will reduce the current parking deficit.

V26-06-19 – Anthony Robito III requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations for setback encroachment, Fontainebleau, Lot 243, R-1 - Single Family Residential District, 1498 Rue Beauvais

Mr. Weiner presented the case. Moving the smaller addition to the rear was briefly discussed. Anthony Robito III (applicant) explained the reasoning for the addition to being on the side instead of the rear. Mr. Robito provided staff with letters of support from neighbors and the HOA.

V26-06-20 – Ashley Gardner & Michael Dubreuil request a variance to CLURO Section 7.5.2.3. R-1X Site Development Regulations for setback encroachment, Old Town of Mandeville, Square 32 Lot 3, R1X50 - Single-Family Existing Small Lots, 2315 Jefferson

The applicant contacted staff earlier in the day to request this case be postponed. Mr. Quillin moved to postpone, Ms. Gautreaux seconded and the motion passed unanimously.

A26-06-01 – Mary Ann Simoneaux requests an appeal to the Zoning Commission regarding the decision of the Planning Director and the Public Works Director regarding compliance of a drainage plan located at 339 Marigny, Old Town of Mandeville, Square 13 Lot 15, R-1 - Single Family Residential District, 339 Marigny

Ms. Bartholomew presented the case. It was confirmed the applicant owns 347 Marigny and the appeal is whether the owner at 339 Marigny violated their drainage plan, causing water to stand on 347 Marigny. Photos at different times during and after rainfall were shown. Clif Siverd with Public Works explained the numbers on the survey, the slope and the way the water discharges into the basins. It was confirmed the elevations Mr. Siverd shot were consistent with the drainage plan submitted at the time of construction. Leo Hemelt & Mary Ann Simoneaux explained the concerns they have with the water flow and drainage. The garden along the fence was not on the drainage plan. Ms. Simoneaux provided the commissioners with photos and staff with photos and timeline details of the reports to Public Works. The photographs Ms. Simoneaux submitted were discussed. The impacts since the garden was added were discussed. In a photo mulch can be seen coming through the fence line. Basins were installed to help with drainage and nuisance ponding of water in that area. Public comment was given by Kevin Vogeltanz.

A26-06-02 – Hermitage Subdivision HOA represented by Jason Matlock requests an appeal to the Zoning Commission regarding the decision of the Planning Director and the Public Works Director on the interpretation of CLURO Section 5.2.6.1. Installation of Culverts, Hermitage on the Lake, R-1 - Single Family Residential District, Hermitage Subdivision

Ms. Bartholomew presented the case. Clif Siverd with Public Works explained in the past homeowners were allowed to culvert the entire front of their property, that is no longer allowed due to difficulties in subdivisions that were not designed as a closed ditch system. Discussion included an open ditch versus a closed culvert and the requirements for installing a new culvert. Public Works requests before allowing property line to property line culverts and the reason for the appeal were discussed. The number of frontages being requested to be culverted and the spacing between each culvert were discussed. It was noted the homeowner of lot 31 does not want to culvert the entire front of their property. Jason Matlock (applicant) explained the reason for the request and the way this subdivision drains. The request was clarified. It was noted the city cannot compel compliance with the HOA's architectural design. Public comments were given by Ernest Burguières and Kevin Vogeltanz. It was discussed to allow culverts on an individual basis and if issues start to arise then to stop allowing them to culvert, that could mean the remaining lots at that point may not get approval for culverts.

Public Comment

Mr. Quillin motioned to adjourn the meeting, Mr. Cressy seconded, and all were in favor. The meeting was adjourned at 9:04 p.m.


Tina Myers, Secretary


Brian Rhinehart, Chairman
Zoning Commission

Public Comments

From: [Elena Bowes](#)
To: [Tina Myers](#)
Subject: Fwd: Thomas & Elena BOWES
Date: Monday, June 8, 2026 2:54:32 PM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sent from my iPhone

Begin forwarded message:

From: Elena Bowes <[REDACTED]>
Date: June 8, 2026 at 1:34:09 PM CDT
To: tmyers@cityofmandaville.com
Subject: Thomas & Elena BOWES

Dear, Tina Myers!

- 1) We (Thomas Bowes and Elena Bowes) are owners of lot 31 in Hermitage on the lake subdivision, the collection point for drainage in a subdivision from all lots. There for it should be open for maintenance.
- 2) The subdivision called "Sanctuary" was dined approval to cover their drainage.
- 3) The drainage if approve should meet the City's requirement for all lots.
- 4) All lots would have be required to have drainage cover.
- 5) The subdivision close to the lake and with heavy rains the water needs movement.

We are looking for denial of appeal.

Sincerely,
Tom and Elena Bowes

To the Members of the Mandeville Planning and Zoning Commission:

I am writing to express my opposition to Mr. Matt Costa's proposed re-subdivision of his property on East Street (Case Numbers V26-05-13 / R26-05-02).

It is my understanding that there are currently no lots on our block with less than 100 feet of street frontage. In my opinion, allowing smaller lots would negatively impact the charm, character, and overall appearance of our neighborhood.

Additionally, subdividing the property into smaller lots would likely require the removal of a significant number of trees, which would further affect the established look and feel of the area. The mature trees and larger lot sizes are an important part of what makes this neighborhood unique and desirable.

As a realtor, it is my professional opinion that preserving the larger lots and existing trees helps maintain the integrity and value of the original neighborhood design.

Thank you for your time and consideration of my concerns.

Sincerely,

Carol Duncan

[REDACTED]

Mandeville, LA 70448

Carol B Duncan

[REDACTED]

From: [DENNIS Thomas](#)
To: [Tina Myers](#)
Subject: Case Number: V26-05-13_R26-05-02
Date: Saturday, May 9, 2026 8:47:01 PM

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To the Members of the Mandeville Planning and Zoning Commission:

I live at [REDACTED], adjacent to the property that Mr. Costa is requesting to subdivide. I strongly oppose this request for the following reasons.

1. There are 10 homes in the 300 block of East Street, all are on 100 feet or more frontage foot lots.

- 5 are on 100 foot frontage lots,
- 2 are on 150 foot frontage lots
- 2 are on 200 foot frontage lots
- 1 is on a 250 foot frontage lot.

Breaking this 150 foot frontage lot into two - 75 foot frontage lots would be uncharacteristic to the street/neighborhood.

2. East Street is one of the narrowest streets in Mandeville - two cars cannot pass side by side. Adding two - 75 foot frontage lots would only compound this issue and increase the density in the neighborhood.

3. According to the CLURO, monetary impact or financial considerations are not allowed as a reason for granting a variance. I respectfully ask what is the hardship for this variance.

Regards,
Dennis P. Thomas

[REDACTED]
[REDACTED]
[REDACTED]

05/10/2026
Edward A. Wiedeman
[REDACTED]
Mandeville, LA 70448
[REDACTED]
[REDACTED]

To the members of the Mandeville Planning and Zoning Commission:

I am writing to express my opposition to Mr. Matt Costa's proposed re-subdivision of his property on East Street (**Case Number V26-05-13_R26-05-02**).

My wife and I have lived at our current address on East Street for over 40 years.

The West Beach Parkway Subdivision is approximately 100 years old and is the oldest subdivision in Mandeville and one of the oldest, if not the oldest, on the North Shore.

East Street specifically between Center Street and North Street, in my opinion, has the most character, is the most attractive and picturesque block in Old Mandeville. I believe this is due primarily to the larger lots, the numerous mature trees that larger lots accommodate, and the variety of beautiful homes that have been constructed.

To my knowledge there are no lots along East Street between Center and North Streets with 75-foot street frontage. All lots in this block appear to have a minimum of 100-foot street frontage. While several 75-foot and less street frontage lots exist within West Beach Parkway Subdivision creating two contiguous 75-foot frontage lots would, in my opinion, significantly disturb/diminish the overall character and ambiance of our specific block of Old Mandeville.

Additional Points for your Consideration

All but one of the existing homes on East Street between Center and North Streets are constructed relatively close to the ground due to our Flood Zone. If the variance is granted the required setbacks for 75-foot lots tend to drive owners to build higher homes to utilize the area underneath even though higher elevations are not required per the Flood Zone. Also 75-foot frontage lots make it difficult for owners to preserve existing trees, and they build simple rectangular structures that utilize most, if not all, of the buildable area. I believe that two contiguous, narrow, similar shaped, over elevated homes will significantly detract from the character and ambiance of East Street.

The application suggests that 75-foot frontage lots would have the effect of making a house more affordable in Old Mandeville. In general that may be true but, if the variance is granted for this specific case, I'm quite sure that these lots will be offered for sale at a premium price due to their location on highly desirable East Street. Which then tends to drive owners to build more elaborate/expensive homes.

In closing I respectfully request that the Commission deny the re-subdivision variance.

Sincerely,



Edward A. Wiedeman

May 11, 2026

Eileen M. O'Connor

Mandeville, LA 70448

To: Mandeville Planning and Zoning Commission

I am writing you today to express my strong opposition to case # V26-05-13_R26-05-02, Matt Costa's request for re-subdivision of his property on East St.

I live on the property directly across from the property listed in this case. My family has owned the property since 1968. While the neighborhood and street have changed over the years, the characteristic charm, beauty and peacefulness have remained. Because of these desired qualities, it has become a deeply admired and desired street for most who have discovered it.

My house is a 100-year-old craftsman cottage that has, fortunately, survived all of the storms this neighborhood has endured. A significant number of trees on East and Carondelet streets have been lost due to storms, development and carelessness. Sub-dividing the property, as requested, would deviate from the current 100 ft lot size on the street and destroy the integrity of the originally planned neighborhood. Sub-dividing the property will also result a significant loss of trees to accommodate the large homes that are now commonly built. The possibility of 2 large homes built on two 75ft lots is disconcerting and will ultimately change the ambience of the entire street as well as severely affect my level of privacy. I am also deeply concerned that the current drainage will not be able to accommodate 2 new large homes on East St and 4 new homes on Carondelet St. All of these lots are directly across from my property and without sufficient and appropriate drainage my property and historic home may be irreparably damaged.

For these reasons I request that the commission deny re-subdivision variance.

Sincerely,



Eileen M. O'Connor

5/11/2026

Hailie Scharfenstein & Seth Monaghan

[REDACTED]
Mandeville, LA 70448
[REDACTED]

To whom it may concern:

Case # V26-05-13_R26-05-02

I am writing to oppose the subdividing of Matt Costa's lot on East Street.

I am hoping the city agrees with our opinion to deny this request.

We must preserve the beauty of Old Mandeville. This particular street, in my opinion, does a fantastic job showing what this subdivision stands for. Uniqueness, beauty, peacefulness, and many more adjectives! The large lots and quaintness of the neighborhood are truly a dream come true. I see people driving down this street in awe of its beauty on a daily basis. I believe that the potential for two new houses to be built on those two slivers of land will drastically hinder what has been maintained on this block for many years.

I believe his intention is to sell the lots. That lot should be maintained and sold as one lot. It will give the potential buyer more options on the style of home they could build, and plenty of room for landscape.

Please, please, deny this re-subdivision variance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Hailie Scharfenstein', with a large, stylized loop at the end.

Hailie Scharfenstein

05/18/2026

Edward A. Wiedeman / Susan Helms Wiedeman

[REDACTED]
Mandeville, LA 70448
[REDACTED]
[REDACTED]

To the members of the Mandeville Planning and Zoning Commission (Case Number V26-05-13_R26-05-02):

We regret that we are unable to attend the next meeting, however, we wish to offer the following points.

- The second paragraph/first sentence of the re-subdivision variance application letter written on behalf of Mr. Costa by attorney Edward Deano seems to imply that each of the two requested lots would meet the P&Z Commission minimum lot area square footage requirement (10,800 square feet per the CLURO).
- If approved, each new lot would measure 75-foot x 125-foot = 9,375 square foot of area, which is obviously less than the minimum area required by the CLURO.
- It is our opinion that the discussion in the body of the application letter regarding the 125-foot depth of Mr. Costa's lot as being a ...*"peculiar feature"*...and...*"makes it particularly difficult to re-subdivide"*...and...*"creates an unusual difficulty"*...is irrelevant since Mr. Costa's lot exceeds the minimum lot depth required by the CLURO (120-foot).
- It is our opinion that the discussion of Pine Place subdivision in the body of the application letter is extraneous and has little if any direct bearing on this application.
- Not one of the 6 properties noted in the application letter as having 75-foot or less street frontage are located within the 300 Block of East Street between Center Street and North Street.
- The only specific reason for the re-subdivision variance given in the application letter prepared by Mr. Deano on behalf of Mr. Costa was in the second to last sentence which stated the following:

"The granting of it will have the effect of making a house more affordable in Old Mandeville."
- Mr. Costa has lived on, adjacent to, or owned property on the 300 Block of East Street virtually his entire life. It is our opinion that Mr. Costa knows that the "affordability" reason is unlikely to occur.
- It is our opinion that Mr. Costa fully understands that the 300 Block of East Street is a highly desirable and much sought address in Old Mandeville. (Reference any Real Estate listing on East Street current or past)

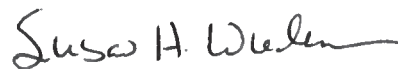
- As described in the preceding points, the reasons provided and the unusual/practical difficulties noted in the re-subdivision application letter are either flawed or extraneous.
- Financial gain and/or convenience, in our opinion, are more likely the main/principal reason(s) for Mr. Costa requesting the re-subdivision variance.
- Granting this variance will irreparably diminish the character, charm, and ambiance of our beautiful Block.
- The 300 Block of East Street is a Jewel in Old Mandeville's Crown. Please do not harm it.
- We respectfully ask the P&Z Commission to deny Mr. Costa's variance request.
- Additionally, we respectfully ask that the P&Z Commission not approve this re-subdivision variance request based principally on the expectation that this re-subdivision may increase the taxes collected by the city from two homes instead of one home – to the irreparable harm to the 300 block of East Street's character.

In closing ask yourself this question - Why does Mr. Costa want to re-subdivide his existing lot on East Street that currently meets or exceeds Mandeville' street frontage width and square footage requirements into two lots that do not meet either the minimum street frontage or the minimum square footage requirements?

Sincerely,



Edward A. Wiedeman



Susan H. Wiedeman

From: [E Zigerdan](#)
To: [Tina Myers](#)
Cc: [Jayson Danziger](#)
Subject: Re: As per the requested variance for Coffee St garage build
Date: Monday, June 8, 2026 11:17:26 AM
Attachments: [image001.png](#)

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Yes this is for
The project on Carroll st.. but it will affect drainage on coffee st.

Jayson Danziger

On Mon, Jun 8, 2026 at 10:56 AM Tina Myers <tmyers@cityofmandeville.com> wrote:

Thank you for your feedback. I will provide a copy of this to the commissioners. I just want to confirm that this is for 724 Carroll, case number V26-06-17, correct? We do not have a current case on Coffee Street right now.

Respectfully,

Tina Myers

Planning Technician

City of Mandeville

[3101 East Causeway Approach](#)

[Mandeville, LA 70448](#)

(985) 624-3103



From: Jayson Danziger <[REDACTED]>
Sent: Friday, June 5, 2026 5:41 PM
To: Tina Myers <tmyers@cityofmandeville.com>; Jayson Danziger <[REDACTED]>
Subject: As per the requested variance for Coffee St garage build

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

After learning about this requested variance

i am greatly OPPOSED to the City of Mandeville authorizing this family to have contractors bring in 2ft of back fill dirt and material to build a garage on. Our city block has had several massive flooding events in the last couple of years due to poor street drainage and new construction in the neighborhood. Coffee st has never flooded like it has in the last couple of years in over 30 years as per my neighbor whom is almost 100 years old. This dirt will in my honest opinion create even more drainage and flooding issues that will cause MAJOR property damage the next few rain events where the street drainage can not keep up. That property is on high ground than my property in 737 Coffee St and my neighbors are opposed to the construction of said garage using back fill dirt. There needs to be a serious drainage study done prior to any building requiring a slab or fill dirt being brought in. My self and the neighbors opposed to this will be forced to hire a property attorney if this gets approved. Lastly, after or during construction... if we incur any major flooding beyond the levels that we have seen in the last couple of years we will attest this to any variances beyond normal development with in our neighborhood. If these events cause property damage we will be forced to seek legal counsel.

Jayson Danziger

[Sent from Yahoo Mail for iPhone](#)

Updated

June 10, 2026

Donald & Gina Cox
[REDACTED]

Mandeville, LA

To: Tina Myers, Secretary

RE: Robert & Karen Bordes requested variance to CLURA Section 8.1.5.
Supplemental Regulation of Accessory Buildings and Structures and Section 5.2.3.3.
Fill Sub- Area B, Old Town of Mandeville, Square 43B Lot C, O/R – Office/Residential District,
724 Carroll
(Requested Summary: Construct a larger than allowed accessory structure and bring in
additional fill.)

Hello,

We are Don & Gina Cox and we own the property at [REDACTED], in Old Mandeville.

We would like our concerns to be known regarding the property at 724 Carroll St. We are strongly AGAINST this variance for several reasons. The 724 Carroll St. lot, is very long & extends past part of our house on Coffee St., therefore; we are neighbors.

We built a new house & detached garage, less than 3 years ago. We were required to build our garage, by the City of Mandeville regulations, at an elevation of 8.9 ft. We were hoping to build our garage higher, BUT we were told by the City, we could not build higher than the 8.9 ft. AND we could not use any additional Fill, on our property, so we had to abide by the City rules.

Within the time we have lived here, we have had water intrusion on 3 different occasions. We have a drainage plan for our property, but, when there is a heavy rain event, water backs up in the drainage ditch along the Trace, causing water to flow on to Coffee St. and ALL surrounding land areas, making Coffee St. impassable by vehicles, causing them to stall.

We understand everyone is required to have a drainage plan for heavy rain events in this area, BUT when the ditches are over flowing & the street is impassible, due to the flooding, that drainage plan is **USELESS**.

Allowing the Bordes to add Fill in order to have a raised structure & a raised driveway to access the structure unfortunately will cause us & our neighbors, a great hardship. If this variance is passed, we will incur additional flooding in our garage, causing property damage, and also flooding our vehicles. The added Fill will cause even MORE hardship for our neighbors who have older homes, that are not elevated high enough, to tolerate additional flooding in a heavy rain event.

We have invested a lot of time, effort & money in our home while abiding ALL, City of Mandeville rules, regulations and set backs.

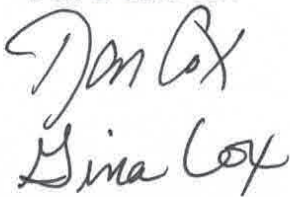
With it being said that 724 Carroll St. is a very large & long piece of property passing along side of our [REDACTED] home, the Bordes can abide by the required set back regulations, to accomplish everything they need, **without** causing us or any other neighbors, a hardship. The rules, set backs & regulations are why everything looks so very nice, in Old Mandeville. It is because ALL of the requirements are followed, with ALL new builds. This is also why we chose to live in the Historical District which has even more stringent requirements. We are directly adjacent to this property and we would be forced to look at an elevated building, from our back yard, which would **NOT be properly set back** and making our view, an absolute eye sore.

We **STRONGLY OPPOSE** the variance The Bordes family, is requesting. If the whole construction project is shifted only 50 feet towards Carroll Street it would fit within all the setbacks and would not require any fill. Their request for these variances do not demonstrate any type of hardship, whatsoever.

We'd love to have new neighbors, however, we don't want their construction to be detrimental to our lovely neighborhood & well being.

We appreciate you listening to our thoughts & concerns regarding this very important matter, in our neighborhood. Thank you.

Sincerely,
Don & Gina Cox

Handwritten signatures of Don Cox and Gina Cox. The signature for Don Cox is written above the signature for Gina Cox.