

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2024
Dennis Gay Home

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Elena Hickey Katheryn McGuigan
Skip Rabuse Vicki Gay

MINUTES

- ❖ **COMMUNITY FORUM:** Brian McHugh was in attendance.
- ❖ **MEETING CALLED TO ORDER:** The Board of Directors Meeting of the Holiday Harbor Community Association, Inc. ("HHCA") was called to order by Dennis Gay, President, at 11:03 a.m.
- ❖ **ATTENDEES/QUORUM:** Quorum established.
- ❖ **LAST BOD MEETING MINUTES:** October 19, 2024. Motion to approve minutes: Kurt Hickey; Seconded: Tom Zalewski. Board Vote: Unanimous, Minutes Approved.
- ❖ **BUDGET:**
 - **TREASURER'S REPORT:**
Tom Zalewski gave a summary of the both the HHCA and Boat Ramp Accounts.
 - **2025 MAINTENANCE FEE INVOICES:**
Tom and Lorraine Rabuse reported the invoices for 2025 maintenance fees are to be mailed on December 1, 2024. The fees are due by January 31, 2025. Late fees and interest will be added after that date.
 - **2025 BOAT RAMP FEE INVOICES**
Tom Zalewski said the 2025 boat ramp fees will remain the same and the invoices to all residents are to be mailed out in January.
- ❖ **COMMITTEE REPORTS:**
 - **EVENTS COMMITTEE:**
Elena Hickey presented the plans for the 2025 year. Tentative dates for events are:
January 3 - Wine Tasting (need a home to hold this)
April 5 or 12 - Poker Run
May 3 – Pot Luck after the Community Meeting
July 4 – Morning parade, picnic following and fireworks that night
October (date TBD) – Chili Cookoff
Elena said the committee is open to suggestions.
 - **VIOLATIONS COMMITTEE:** Katheryn McGuigan reported Mike Golden mowed the lots in violation. She also mentioned there were limbs down in a few lots, Winters Drive and on Marina Drive. These need to be removed and she will contact the Marina Drive owner.
Lorraine Rabuse let the board know the invoices were mailed out for the mowing by Mike Golden on 6 lots.

- **ARCHITECTURAL CONTROL COMMITTEE:** Gretchen Carter was unable to attend but sent a report. The committee approved Brian and Krystal McHugh's application to enlarge shed door and put in a driveway to the shed. ACC is going to make a recommendation on deed restrictions for fencing and present to the Deed Restriction committee.
- **BEAUTIFICATION COMMITTEE:** Still looking for members. If anyone is interested, they need to contact any board member.
- **BOAT RAMP COMMITTEE:** Kurt Hickey reported that two settlements repairs were completed on the southeast bulkhead. A new washout repair was completed on the southeast spillway. Ricky Ward, Skip Rabuse, Tom Zalewski and Kurt removed the remainder of the sand on the boat ramp. Mowing and trimming was done by Kurt on November 15. All repairs to the boat ramp are completed. The void under the boat ramp will continue to be monitored. He reported there were no expenses for October.
- **DEED RESTRICTIONS/BYLAWS COMMITTEE:** Darrell Doyle presented a few areas in the Deed Restrictions in regards to outside structures and fences that need some clarification. The changes will be worked on and presented at a later board meeting.
- **DREDGING COMMITTEE:** Charles Borland told the Board he signed a contract with ShoreTech, Dave Thomson for the breakwater bulkhead construction. The contract is for the bulkhead work but not the dredging machine and the transportation to bring in the machine. Machine rental is \$11,000 a week Charles has applied for a permit to remove material by the bulkhead. A two-year hydraulic permit has been applied for to dredge the main channel. The construction material will start being delivered and would be placed at the end Marina Drive between Carters and Holloway. Gretchen and Scott Carter want to dredge to open up the creek. The first payment of \$28,000 will be due on delivery of material. \$28,000 will be due three weeks later. The final payment a couple weeks after that.

❖ **OLD BUSINESS:**

- Tom Zalewski reported that Dale Holloway and Steve Manning, two community members, will do the audit for July 2023 through June 2024 financials.
- Darrell Doyle let us know he has chosen to use Go Daddy to develop the new HHCA website. Work on the website has been started. The plan is to be completed in a few months.
- Lorraine Rabuse reported she is gathering information on the people who are in arrears of the Maintenance Fee and mowings to discuss with our attorney.

❖ **NEW BUSINESS:**

- A change of date for the 2025 Annual meeting due to May graduation conflicts was discussed. The change was postponed until the next meeting when the 2025 Board of Directors calendar will be voted on.

❖ **NEXT BOD MEETING:**

- A discussion was held on who would be able to attend the December board meeting. It was decided to cancel the December meeting due to lack of a quorum. Our next meeting will be on January 18, 2025, at 11:00 a.m., Dennis Gay's house.

❖ **MOTION TO ADJOURN:** Kurt Hickey; Seconded: Tom Zalewski. Meeting was adjourned at 1:37 p.m.