

**HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**

**November 15, 2025**  
**Dennis Gay Home**

**Board of Directors Present:**

|               |                 |
|---------------|-----------------|
| Dennis Gay    | Lorraine Rabuse |
| Darrell Doyle | Tom Zalewski    |
| Kurt Hickey   |                 |

**Committee Members Present:**

|                 |                 |
|-----------------|-----------------|
| Elena Hickey    | Gretchen Carter |
| Vicki Gay       | Skip Rabuse     |
| Charles Borland |                 |

**MINUTES**

- ❖ **COMMUNITY FORUM:** None
- ❖ **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 11:00 A.M.
- ❖ **ATTENDEES/QUORUM:** Quorum was established.
- ❖ **LAST BOD MEETING MINUTES:** October 25, 2025  
Motion to approve minutes: Tom Zalewski; Seconded: Kurt Hickey. Board Vote: Minutes Approved.
- ❖ **BUDGET:**

**TREASURER'S REPORT:**

Tom Zalewski reviewed the HHCA P/L. He reported the normal monthly expenses. A Balance Sheet was provided.

Boat Ramp P/L: No expected expenses for the rest of the year.

Tom will work on budgets for both HHCA and Boat Ramp for the next board meeting. Invoices for 2026 were discussed. It was determined we would send the boat ramp invoices out the first part of January with the due date by March 1, 2026.

Special Projects financial report: No changes.

Outstanding Maintenance Fees: Lorraine handed out documents showing the outstanding maintenance fees. There are 4 property owners who still owe fees for 2025. Attorney fees to discuss the accounts is \$195.00.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported a schedule and tentative dates for the 2026 activities.

|                             |                                 |
|-----------------------------|---------------------------------|
| January 10                  | Wine Tasting                    |
| April 26                    | Annual meeting and potluck      |
| July 4                      | Parade and picnic               |
| October 10                  | Golf Cart Poker Run and Potluck |
| No Chili cookoff this year. |                                 |

➤ **VIOLATIONS COMMITTEE:**

Katheryn McGuigan could not attend the meeting. Lorraine reported on the 4 people who still owe for mowing and violation for not mowing after letters were sent.

Darrell, Katheryn and Lorraine met to discuss a change in fees for violations and clarifications on the descriptions on the violations. It is proposed to decrease the mowing height due to the timing on notifications sent and time to allow them to find someone to mow/clear. The grass height suggestion is 12 to 18" changing from 18" to 24" which is a deed restriction change. Another revision for clarification would be to add downed, dead trees, and limbs must be disposed of.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen had no new requests. The new house on Marina Drive does not have the garage doors up which need to be. Darrell reported they have not connected to the sewer system and Patti Doyle (HHWWWSC) is trying to get information in regards to timing. The owners said they are having problems with the builder.

➤ **BEAUTIFICATION COMMITTEE:**

Skip reported that he continues to wait for the pine needles and leaves to stop falling before putting down the mulch and repairing the sprinkler heads. Kurt suggested we wait until after the freezing season to repair the heads. We are currently watering the area twice a day. The system will be turned off before a freeze.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported the last mow of the season was this past weekend by Michael Davidson. He also picked up pine needles around the ramp area. From now to March of 2026, the committee will mow if needed. He would like to put down some more grass seed next spring. Kurt mentioned we have about \$5,000 in the account and after next year the committee should start planning for bulkhead repair.

➤ **DREDGING COMMITTEE:**

Charles Borland reported he has talked with Shoretech several times. The new equipment has been delayed again. The equipment is coming from China. He called a committee meeting together for later that day to discuss future plans for the community and Shoretech plans. Charles reported some of the hoses on the dredging equipment need to be repaired/replaced. The hoses are owned by the Dredging Committee and were used by Shoretech. Another repair needed to the equipment is the carburetors need replaced. Charles has one already and needs to buy a second one.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

It was decided that 1.01 needs clarification. The sentencing addressing fencing, detached garages is to long and needs to be broken up. All proposed changes need to be completed by March 1 so the board can review the changes before the Annual Meeting.

❖ **OLD BUSINESS:**

Lorraine Rabuse reported the yearly Maintenance Fee invoices will be mailed out next week. A follow up reminder will be emailed out in December to those who have not paid.

**NEW BUSINESS:**

Pet Control - Darrell reported that he had reviewed the Deed Restrictions, and the rule states a resident can have only 2 cats and 2 dogs. Addition of a Leash Law in Deed Restrictions was discussed, but County Laws are governing, and the county Leash Law should continue to be enforced at county level. Any violators to leash law should be reported to the local police. Residents have 30 days to meet Deed Restriction requirement for pets, and a fine will be levied to the resident if the requirement is not met within the 30-day requirement.

Lot 865 sale – Lorraine mentioned that the Title company emailed a request to fill out paperwork for the sale of Lot 865 to Jack Marburger. There is concern that this lot 865, which contains the garage across from the Marburger home, could later be sold in the future by itself. Denny talked to Mitchell (attorney), and Mitchell reminded Denny that HOA is responsible for structure, content quality and maintenance, but not property sale. Since the Marburger residence is contiguous with the lot with the garage, all is good. It was proposed that HOA to send a letter to Marburgers stating that garage lot needs to be sold with the adjacent lot or Marburger house lot to stay in conformance with Deed Restrictions.

BOD Meeting 2026 Dates – There were conflicts with two dates. January 10<sup>th</sup> is the next meeting and the March 14 date as written is OK. All other dates for 2026 meetings will remain.

Invoice for Website Fee – Darrell reported the yearly fee needs to be paid and he will take care of it.

- ❖ **NEXT BOD MEETING:** Saturday, January 10, 2026. 11:00 A.M.
- ❖ **MOTION TO ADJOURN:** Tom Zalewski made a motion to adjourn the meeting; Darrell Doyle seconded. Meeting adjourned at 12:37 P.M.



*Lorraine Rabuse*  
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**LORRAINE RABUSE, HHCA Secretary**