

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MAY 31, 2025
Dennis Gay Home

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Elena Hickey Charles Borland
Skip Rabuse Vicki Gay
Gretchen Carter

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 11:05 a.m.

❖ **ATTENDEES/QUORUM:** Quorum was established.

❖ **LAST BOD MEETING MINUTES:** March 15, 2025
Motion to approve minutes: Tom Zalewski; Seconded: Kurt Hickey. Board Vote: Minutes Approved.

❖ **BUDGET:**

➤ **TREASURER'S REPORT:**

- Tom Zalewski went over the HHCA P/L. He reviewed the money we have received and past due for 2025 Maintenance Fees. He reported there is an expense with H & R Block for filing taxes. The HHCA bank balance is \$37,836.00.
- Boat Ramp P/L, there were no expenses in April. Tom reported we have 22 members with a bank balance of \$5,160.00
 - Special Projects financial report: Shoretech has been paid for the project. The remaining expense is the dredging. An expense of \$1,890 for dirt was paid.
 - 2025 Franchise report was completed and submitted May 15, 2025.
 - Edward Jones CD status: The CD has not been opened up because Edward Jones will not accept a P.O. Box for an address on an account. A discussion of having a mailbox in Holiday Harbor with an address was discussed. Darrell Doyle will work on getting the community a mailbox similar to the sewer plant. He will get with the Post Office to find a physical address at the boat ramp area. This will be an address change for the community. Lorraine reported the Point Blank mailbox yearly payment is due by July 1, 2025.
 - IRS 2024 taxes were filed.
 - In review of the Electricity bill, Tom reported we had a rate increase.
 - Tom reported 4 people have not paid their Maintenance fees. Reminders with late fees need to be sent out once again.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported \$119.19 was spent on the Annual Meeting Potluck. The 4th of July Parade and Picnic will start at 10 a.m. Elena said the committee will be meeting to discuss details. She would like a 'save the date' email to be sent out to the community. Elena requested \$100.00 dollars for expenses for the picnic. A motion was made by Lorraine and Kurt Hickey seconded. There was a discussion in regards to the fireworks safety. Last year some fireworks caught fire but was put out quickly. No one

was hurt and trailers were not damaged. The volunteer fire department is not available this year to come to Holiday Harbor. It was decided we would run a hose from Ricky and Katheryn's house, buckets of water ready and some fire extinguishers be available at the site for any incident that may occur.

Lorraine brought up the possibility of better signage for our events be purchased. Elena and Lorraine agreed to get bids for some possibilities and present to the board.

➤ **VIOLATIONS COMMITTEE:**

Katheryn was unable to attend and sent her report. Six lots are in violation for grass being too tall. It was decided to send each lot owner a letter requesting the lots be mowed immediately.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter reported 3 requests were received this past month. Mike and Jeri Gardner put in a request for a propane tank and generator to be added to their home. Charles and Kellie Bennett requested a retaining wall to be built on the back and side of their property. Stephen and Dannette Pratt submitted a request to build a new home. With the new rules, all requests must have Board approval. Tom Zalewski motioned to approve all the requests, Kurt Hickey seconded the motion. Requests approved.

➤ **BEAUTIFICATION COMMITTEE:**

Skip Rabuse reported that Dale Holloway turned over the handling of the irrigation system. Kurt picked up some debris and mowed the outside area. Skip said the sign still needs to be washed and the roof soffit cleaned(spiders).

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported he made one repair at the ramp. He said the boat ramp area has been cleaned of debris and mowed. Michael Davidson will be mowing the boat ramp area. Kurt reported we have 2 new members.

➤ **DREDGING COMMITTEE:**

Charles Borland reported that all the bulkhead work has been completed. The dredging of the entrance to the harbor is in progress. The question of why we didn't have a second barge was brought up. Charles said there are not any available barges available to rent. Charles will send out a note to the BOD after talking to Shore Tech about inefficiency in the dredging method. The community box is one third full, the Ricky and Katheryn's box is full, and was unsure about the Carter's box. The boat launch area between the McHugh and Morgans house request to be dredged was approved. It is unknown at this time when this will be done.

Mark Fontenot has submitted a request to TRA/Corp of Engineers to dredge around his dock.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle reviewed the election ballot and said some changes need to be made on the next ballot. Several property owners missed one of the questions and he feels it was due to the location of the question. Clarification will be better on the next ballot. The changes in the deed restrictions and bi-laws are ready to be filed. There was a discussion on paint colors of homes in the neighborhood.

❖ **OLD BUSINESS:**

Darrell said the new website, HHCA-HOA.COM is up. The old website is still there but no updates are being made.

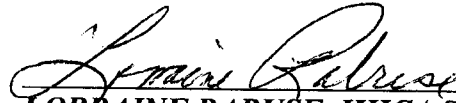
Lorraine Rabuse reported the final counts of the Annual Meeting voting.

❖ **NEW BUSINESS:**

A resident reported a concern about a male fox and 2 babies living in the neighborhood. The Board decided no action was necessary at this time. If you have concerns or issues, contact the Game Warden who will possibly move them to another location.

❖ **NEXT BOD MEETING:** Saturday, June 21, 2025

❖ **MOTION TO ADJOURN:** Tom Zalewski made a motion to adjourn the meeting; Kurt Hickey seconded. Meeting adjourned at 12:39 p.m.



LORRAINE RABUSE, HHCA Secretary