

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 25, 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

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:** September 20, 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. The shown income came from the Poker Run and two mowing reimbursements.
 - Boat Ramp P/L: The money spent last month was on two mowings and the income came from a new Boat Ramp member.
 - Special Projects financial report: The bank balance is \$1,047.17. A transfer of \$1,000.00 was made to the Special Projects account to prevent the account from being charged minimum balance (\$1000 minimum) fees. This is still HHCA money.
 - Outstanding Maintenance Fees: Lorraine Rabuse reported that 3 property owners are still outstanding for 2025 HHCA maintenance fees. HHCA attorney will begin proceedings on delinquent accounts.
 - Edward Jones CD: Tom reported we have a 4.3% rate on a 6-month CD.
- ❖ **COMMITTEE REPORTS:**
 - **EVENTS COMMITTEE:**
Elena Hickey reported the Chili Cookoff/Fall Fling was canceled due to weather. The Events Committee will be having a meeting next week to start plans for 2026 events.
 - **VIOLATIONS COMMITTEE:**
Katheryn McGuigan could not attend the meeting. There was a discussion about the deed restrictions and fining policy in regards to mowing, grass height, dead trees and dead limbs on lots. It was decided to get a small group together to discuss and make recommendations to the Deed Restriction Committee.
Lorraine reported that we still have outstanding mowing fees from two property owners.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter said Katheryn McGuigans request was approved by the Architectural Control Committee. The HHCA board voted by email, 4 yes and 1 abstained.

➤ **BEAUTIFICATION COMMITTEE:**

Lorraine reported for Skip Rabuse. He cancelled the mulch work due to the weather. A new date will be set to rake up pine needles, replace sprinkler heads and put down mulch.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported a lot of limbs have fallen due to the high winds. Those will be cleared when weather permits. Also, there will be one more mowing for the remaining year. Kurt will do any additional touch-ups. Overall the boat ramp is in good shape.

➤ **DREDGING COMMITTEE:**

Charles Borland was unable to attend and Dennis Gay gave the report for him. Shoretech told Charles their new dredging equipment should be in by the end of November. When he gets the new equipment, he will begin to work on our entrance as practice. The dredging machine will be a larger capacity with a 600' hose. The spoils will go into Carters box to finish the project.

The Creek Dredging permit is going slow due to having to resubmit along with the government shut down.

Charles said he will have a Dredging Committee meeting in the next couple weeks.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle reported he is making a list of proposed changes for next year to the Deed Restrictions and By-laws. Currently he has four items, i.e., 2 fencing items, paint color on houses and violations.

These will be reviewed by the board and brought to the membership for vote in April.

❖ **OLD BUSINESS:**

The 2026 Board of Director meetings dates were discussed. Lorraine will send the list out to the board to see if anyone has a conflict with the dates. This will be reviewed again at the next board meeting.

Dennis Gay said he will get with our attorney, Mitch Katine, in regards to one delinquent account which meets our criteria for action. It has now been over 45 days since a registered letter was mailed.

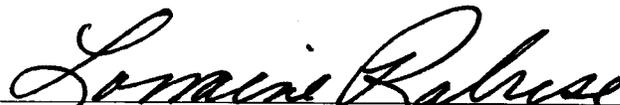
NEW BUSINESS:

Lorraine discussed the billing of the 2026 Maintenance Fee invoices. A decision was made to distribute the invoices both by postal mail and email. The due date is January 1, 2026 with a grace period of 30 days. After January 31, 2026 interest will be added on unpaid invoices.

Tom Zalewski said he would set up an audit for our 2025 books for February or March of 2026.

❖ **NEXT BOD MEETING:** Saturday, November 15, 2025. 11:00 A.M.

❖ **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