

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
July 12, 2025
Dennis Gay Home

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Elena Hickey Vicki Gay
Gretchen Carter Skip Rabuse
Katheryn McGuigan

MINUTES

- ❖ **COMMUNITY FORUM:** Attendance: Brian and Krystal McHugh
- ❖ **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:** June 21, 2025
Motion to approve minutes: Tom Zalewski; Seconded: Darrell Doyle. Minutes Approved.

Dennis Gay opened the meeting by thanking Skip and Lorraine Rabuse along with Scott Frazier and Chad Barnhill for the 4th of July Fireworks show. Also, Kurt Hickey for helping pick up debris the next day. He said he heard a lot of compliments about the show. He praised the Events Committee for a great 5th Annual Golf Cart Parade and said it gets better every year. Dennis acknowledged the good work at the boat ramp with the dirt removal and silt fence that was installed.

❖ **BUDGET:**

➤ **TREASURER'S REPORT:**

Tom Zalewski reviewed the HHCA P/L. We received income of one transfer fee. Expenses during the month of June were for water, electricity, mowing violation, and mail box. Year-to-date expenses are \$3,500.

- Boat Ramp P/L: Income from one additional membership fee; the only expense was for mowing. The current number of Boat Ramp members is 22.
- Shoreline Fee: Currently this fee is included in the Boat Ramp budget. It was decided to move the fee to the HHCA budget because HHCA owns the Boat Ramp.
- Special Projects financial report: Shoretech has been paid \$110,695.00 to date. There is \$30,000 remaining. This amount will be for dredging.
- Edward Jones CD status: The CD has been opened. Lorraine will get copies of the address change and give to Tom Zalewski to send to Edward Jones.
- Outstanding Maintenance Fees: Lorraine Rabuse reported there are 4 owners with outstanding HHCA maintenance fees. Letters and emails have been sent with late fees. Lorraine will be sending registered letters. It was decided a discussion with the attorney is necessary regarding whether we need to offer a payment plan to the repeat and non-payment offenders.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported she spent \$103.00 on the Fourth of July Parade and Picnic.

Lorraine and Skip Rabuse reported they received \$6325.00 in donations for the fireworks. Some money was received after the fireworks were ordered. A balance of \$573.00 will go towards the next show. They thanked Mike Gardner and Dennis Gay for loaning their trailers for the show. Thanks to Ricky and Katheryn for having the garden hose for use to hose down the fireworks. Brian and Krystal McHugh for loaning their trailer to pick up the fireworks. This saved us rental money. The Rabuses once again made it clear the fire on the trailer were the fireworks, not the trailers.

➤ **VIOLATIONS COMMITTEE:**

Katheryn McGuigan reported the 6 lots in violation that need to be mowed and/or dead limbs removed or burned. Lorraine reported only 1 person has paid the bill from the forced mowing last month.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter reported Larry Millberger's fence has been completed. A requested from Mike and Jeri Gardner to enclose the bottom of their house and change the paint color was received.

➤ **BEAUTIFICATION COMMITTEE:**

Nothing has changed. Skip would like to setup a work day for a couple hours. He has been busy on his own personal projects but plans to get to the entrance soon.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported the ramp was being mowed today and again in two weeks. He, Ricky and Katheryn cleaned the property at the boat ramp area on the 3rd. Dredging was done at the entrance of the ramp and placed in a pile to dry. A water leak at the McHugh property popped up and the dirt pile got wet. The dirt cannot be moved until it dries out. Kurt got an estimate of \$400 to move the dirt.

➤ **DREDGING COMMITTEE:**

It was reported the final invoice to Shoretech for the Bulkhead work has been paid. The dredging continues but spotty. The committee has been requesting an estimate/bill for the dredging work for 8 weeks. A meeting with Shoretech is needed to get this.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle reported the updated Bylaws and Deed Restrictions are on the website. He would like to also add the voting results and draft minutes to the website. Lorraine said she is working on it.

❖ **OLD BUSINESS:**

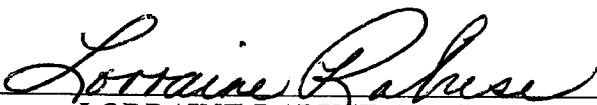
None

❖ **NEW BUSINESS:**

A motion was made by Kurt Hickey to approve a \$500 expense for grass seeding and spreading the dirt at the boat ramp. Lorraine Rabuse seconded. Expense approved.

❖ **NEXT BOD MEETING:** Due to schedule conflicts the next meeting has moved to Saturday, August 23, 2025, same time and location.

❖ **MOTION TO ADJOURN:** Tom Zalewski made a motion to adjourn the meeting; Kurt Hickey seconded. Meeting adjourned at 12:09 p.m.


LORRAINE RABUSE, HHCA Secretary