

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, October 14, 2023, 11:00 a.m.
Dennis Gay's Home

Board of Directors Present:

Dennis Gay Darrell Doyle - Absent
Sherri Nelius Tom Zalewski
Paul (Skip) Rabuse

Committee Members Present:

Kurt Hickey Kathryn McGuigan
Dale Holloway Carl Nelius
Lorraine Rabuse

Guests None

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 established.

❖ **LAST BOD MEETING MINUTES:** September 10, 2023. **Motion to approve minutes: Tom Zalewski Seconded: Paul (Skip) Rabuse; Board Vote: Unanimous Minutes Approved.**

❖ **BUDGET:**

- **TREASURER'S REPORT:** Skip briefly discussed some highlights of the budget and pointed out there was not much in the way of expenses for the month of September 2023,
- **LEGAL** Skip reported no monies were spent in September 2023 on legal fees.
- **MAINTENANCE FEES:** Sherri stated there are six (6) property owners who have not paid their maintenance fees.
- **BOAT RAMP USAGE FEES.** Sherri stated she had received a check for \$150 for 2024 Boat Ramp Usage Fees but had not deposited the check since it was for 2024 funds and the 2024 Boat Ramp Usage Fee had not been set by the Board. There was discussion about boat ramp access. Kurt Hickey stated that boat ramp repairs are ongoing and suggested setting up a quarterly deposit as a fund line in the boat ramp budget to be available for repairs, bulkhead replacement, and other expenses. There was also mention of the costs in the past for bulkhead repair/replacement. Dennis Gay asked that the Boat Ramp Committee present at the next BOD meeting an estimate of what should be put aside quarterly and also what the 2024 Boat Ramp Usage Fee should be.

❖ **COMMITTEE REPORTS:**

- **ARCHITECTURAL CONTROL COMMITTEE:** Kurt Hickey gave the following report:
 - **DOYLE** – Work completed.
 - **RABUSE**- Portable building lacks painting.

Kurt stated the issue of location for portable buildings had come up and Kurt will get with Darrell Doyle with regard to the Deed Restrictions and portable buildings. The Deed Restrictions are not very clear on this topic and need to be revised.

- WILSON/HAUETER – They are in the process of framing in the first floor. Kurt stated that he feels certain their deadline will have to be extended.
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- **BEAUTIFICATION COMMITTEE:** Dale Holloway discussed the Phase II and Phase III planning stages for landscaping the front entrance. Dale commented that since these stages wouldn't be complete until fall, it was suggested that in the meantime the roof was needed and presented some costs for a metal roof versus a composition roof. The metal roof would be more expensive. The composition roof could probably be done by some volunteers in the community. Dennis asked Dale if he felt the structure of the sign is sound and Dale replied yes based on everything he had seen so far. Dale also stated the lights will be installed underneath and pointed at the sign. There will be no electrical labor cost involved in the work on the sign. Dale stated no color for the composition shingles had been decided and Sherri suggested using black composition shingles since the sign is green. Dale stated he should have costs ready for next BOD meeting concerning Phase II and III. **Motion to approve black composition shingles for the roof of the sign: Skip Rabuse Seconded: Tom Zalewski. Board Vote: Unanimous; Motion Approved**
- **BOAT RAMP COMMITTEE:** Tom stated that at a meeting of the HHCA Boat Ramp Owners Board of Directors held on June 10, 2023, it was decided that all funds still existing in the Peoples State Bank account would be turned over to HHCA to only be used for boat ramp expenses and to pay for the final 2023 IRS tax filing due in April 2024. Tom presented to the BOD a cashier's check for \$964.07 which will be deposited in the HHCA Boat Ramp account.
 - **BOAT RAMP REPAIRS:** Kurt stated that three of the four boat ramp repair projects have been completed. The only project left of the four is repairing the cavity underneath the boat ramp. Dennis asked about the current status of using the boat ramp and Kurt stated that because of the level of the water, you can float your boat over to the boat ramp but cannot load/unload using the boat ramp right now.
 - **SPECIAL WARRANTY DEEDS – BOAT RAMP:** Tom stated nothing new to report on the Special Warranty Deeds.
- **DEED RESTRICTIONS/BYLAWS COMMITTEE:** Dennis stated he had talked with Darrell and that he should have some revisions to the Deed Restrictions ready for the next BOD meeting.
- **DREDGING COMMITTEE:** Dennis reported the latest discussion and concern regarding the proposed channel and protection of the sewer pipes. There was a complaint by a property owner to TRA regarding the work that is planned for dredging. Dennis stated some feedback he had received in brief discussions with property owners is that a main concern is if the work is done will the problem be resolved concerning the silt, etc. The community would need some assurance of the outcome to commit to donations.
- **EVENTS COMMITTEE:** Lorraine reported that six groups have signed up to participate in the Chili Cookoff. There will be three judges and prizes will be given as a gift card to a restaurant as \$30 for 1st place; \$15 for 2nd place; and \$15 for best decorated table/booth. Expenses for the Chili Cookoff are expected to run approximately \$150. **Motion to approve \$150 in expenses for the Events Committee for Chili Cookoff: Skip Rabuse; Seconded: Tom Zalewski; Board Vote: Unanimous; Motion Approved.** Lorraine also discussed some other ideas for community activities and a fundraiser.

- **VIOLATIONS COMMITTEE:** Katheryn stated that there is nothing new with regard to mowing or clearing. Sherri reported HHCA had received only two checks for mowing from the mowing invoices that were sent out. Katheryn asked the question of who is responsible for clearing trees that are in the easement. It was felt that it would be the county's responsibility. The question will be addressed to the county.
- **DISMISSAL OF COMMITTEES:** Dennis stated this portion of the Board of Directors Meeting involving the Committees is over and that the Committees and guests were dismissed but could stay if they wanted to.

❖ **OLD BUSINESS:**

- **CAMERA – BOAT RAMP:** Lorraine stated she is talking with someone this afternoon about the camera and what kind to get. Apparently, some cameras can have a monthly cost to relay the information from the camera to another device. The Board felt this type of charge should be avoided if possible.
- **BOARD MEETING DATES** – Sherri asked the Board to look at the remaining dates scheduled for BOD meetings to determine if any future date needed to be changed. There was discussion about whether to have a BOD meeting in December. Sherri stated that if the Board could finalize a couple of things at the November BOD meeting that the Board would not have to meet in December.
- **BOAT STICKERS 2024** – Sherri reported that the 2024 boat stickers had come in and showed the Board the stickers. They are the same design as last year, but the color is lime green rather than teal.
- **BOARD POLICY (FINES & FEES):** No report in Darrell's absence.
- **CHANGING BILLING CYCLE /COMMUNITY MEETING** Dennis stated he felt that it was time to send out an email to the community regarding the possible change in billing cycle for maintenance fees to a calendar year. Sherri will put together a rough draft for the Board to review and then send out to the community for input.

❖ **NEW BUSINESS:**

- **BOAT RAMP USAGE FEE INVOICES** – Sherri stated she will do a rough draft of the 2024 Boat Ramp Usage Fee Invoice and send to the Board for approval. This invoice will need to go out by email no later than December 1, 2023. certified letters will be sent to the property owners around November 1st. Sherri also stated that payment plan forms were sent with the past due invoices.
- **CERTIFIED LETTERS - MAINTENANCE FEES/MOWING -** Certified letters will be sent to the property owners around November 1st.

❖ **NEXT BOD MEETING:** Saturday, November 18, 2023, at 11:00 a.m., Dennis Gay's house.

❖ **MOTION TO ADJOURN:** Skip Rabuse; Seconded: Tom Zalewski. The meeting was adjourned at 12:41 p.m.

SHERRI L. NELIUS, Secretary
HHCA