

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 15, 2025
Home of Dennis Gay

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Elena Hickey Katheryn McGuigan
Skip Rabuse Vicki Gay
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 11:01 a.m.

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

❖ **LAST BOD MEETING MINUTES:** November 16, 2024.

Motion to approve minutes: Tom Zalewski; Seconded: Darrell Doyle. Board Vote: Minutes Approved.

❖ **SECRETARY:**

- Lorraine Rabuse proposed a new BOD calendar for 2025. It was decided to have the HHCA Annual Meeting on April 26, 2025. The Board has also decided to not hold a December meeting unless necessary.
- The 2025 Boat Ramp Usage Fee Invoice form and Rules were reviewed by Kurt Hickey and Lorraine Rabuse. Kurt proposed a few changes for the Rules. During November 2024 BOD meeting, the BOD discussed in November use of boat stickers for 2025. The wording in the Rules requiring boat stickers was removed. Also, visitor tags will not be required, and that language was also removed from the Rules. Boat Ramp members will be on the honor system with their assigned keys. Those who do not pay usage fee by March 1, 2025 will be asked to return their key. No changes made in the Boat Ramp Rules will affect HHCA Deed Restrictions and By-Laws. The 2025 usage fee will be good until February 28, 2026. The BOD agreed to set the Boat Ramp usage fee from March 1, 2025 to February 28, 2026. Lorraine reported the invoices and updated Rules would be emailed to the residents and not mailed. Kurt Hickey made a motion to accept the changes to the Rules; Seconded by Tom Zalewski. All in favor.

❖ **BUDGET:**

➤ **TREASURER REPORT:**

HHCA Budget: Tom Zalewski reported on the Profit and Loss statement. He reported we had a large water bill for last month due to a leak at the front entrance. Darrell asked if we had received the bill for the new website. It was determined the bill for the end of last year has not been received and needs to be reviewed. 56 of 58 community members paid their maintenance fees in 2024.

Tom proposed the 2025 Budget. The annual budget amount is based on 90% of the owners paying their maintenance fees. Each line item was reviewed to set the new budget. The budget line for the new website was adjusted. Kurt Hickey made a motion to accept the budget as written with the one adjustment. Seconded; Darrell Doyle. Motion passed.

Boat Ramp Budget: Tom reported we had 22 people who paid the fee for the boat ramp in 2024. He set the 2025 proposed budget based on \$3,000.00 required spend. A discussion was had on whether to replace the locks and keys. The Boat Ramp committee will evaluate how many people from 2024 pay

the fee in 2025 and make a determination regarding issuance of new keys. Motion to accept the budget by Kurt Hickey. Seconded by Tom. Motion passed.

Tom reported an audit of HHCA financials was performed by Dale Holloway and Steve Manning for budget cycle July 1, 2023 to June 30, 2024. The HHCA finances were found to be sound with accurate accounting and documentation. Both Dale and Steve signed a document stating this.

➤ **2024-2025 MAINTENANCE FEE INVOICES UPDATE:**

Lorraine Rabuse reported we have received 2 past due payments leaving us with 2 people still owing. Fourteen (14) people have not paid their 2025 Maintenance fees, which are due by January 31st.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported our next community event is a Wine Tasting with a Mardi Gras theme on March 7, 2025 at the guest home of Steve and Diane Manning. RSVP's are due by February 24. The flier and event were approved by the Board. With the HHCA annual meeting changing to the end of April, the Poker Run date may change.

➤ **VIOLATIONS COMMITTEE:**

No violations to report other than 2 pine trees dead on each side of Pam McNair's driveway. She has been made aware of this. Her property is up for sale.
Five invoices were sent out for forced mowing for 2024. To date, one person has paid.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter was unable to attend. It was reported that the Gundermans replaced the roof on their house. Gretchen contacted the family spokesman, David Spears, and he told her they went back with the same replacement color. No information was filed through HHCA ACC.

➤ **BEAUTIFICATION COMMITTEE:**

No Chairperson. The water is turned off to the sprinkler system at the entrance due to a leak and the freeze.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported over the winter there was one minor repair.

➤ **DREDGING COMMITTEE:**

The first invoice for the Shoretech Marine contract of \$28,500.00 was paid. The second payment will be due when 75% of the pilings and stringer frame work is completed, which will be due some time towards the end of February. The payments are paid from the Special Projects account. The third payment will be paid by Ricky and Katheryn. The final payment will be paid when the project is completed. To date, we have collected \$108,000.00 with 3 remaining outstanding pledges.

Delays are ongoing due to the rising water and cold weather. The crews have to get in the water to install the pilings and stringers. Additional labor has been required to drive the wood deeper.

On the corner of the previous project there is a leak. Scott Carter has asked Shoretech to fix the area or to reclaim the additional land on the other side. Dave Thompson with Shoretech is applying for a permit to dredge the Creek. The Dredging Committee will be monitoring progress when the dredging begins on our community project.

Charles said he received the permit to hydraulically dredge the channel. This will allow the community to do touch up dredging with the existing HHCA hydraulic dredging equipment.

Charles also mentioned our project was randomly selected to be audited for permit compliance. He will be providing information to the Corp of Engineers during this audit.

Charles also applied for a permit to mechanically dredge 50 Cubic yards at the boat ramp area.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle presented some changes in the Deed Restrictions and By-Laws. A discussion was held on the set back line for fences and buildings. All proposed changes will be presented to the community and voted on at the Annual Meeting on April 26, 2025.

❖ **OLD BUSINESS:**

Darrell reported the new website is under construction. The name is HHCA-HOA.com. He is seeking pictures and videos to add to the site.

Lorraine Rabuse reported the HHCA Fines and Fees Policy needs to be updated and refiled with the county. The line in regards to the Boat Ramp 'stickers violations' was changed to 'violations.' The mowing violations fee amounts were corrected. Lorraine inquired about an administration fee to be added. It was decided the administration fee is built into the violation fee, and so no additional administrative fee is necessary. Motion to accept changes; Kurt Hickey, Seconded: Tom Zalewski. After the corrections are made, Denny will sign and Lorraine will file with the county.

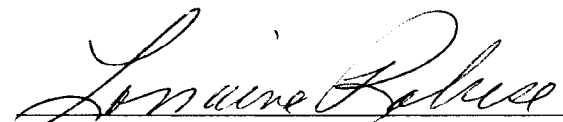
❖ **NEW BUSINESS:**

Lorraine brought up the need to have a Nomination Committee for the two positions that will be coming up. The committee will be proposed at the next BOD meeting.

There was a discussion about an old project of a bounded Neighborhood Directory. This was a project Sherri Neilus started. It was decided that we would not pursue this. The supplies purchased for this will be sold or donated.

❖ **NEXT BOD MEETING:** Saturday, February 22, 2025.

❖ **MOTION TO ADJOURN:** Tom Zalewski; Seconded: Lorraine Rabuse. Meeting was adjourned at 1:55 p.m.



LORRAINE RABUSE, HHCA Secretary