

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 19, 2024
Dennis Gay Home

Board of Directors Present:

Dennis Gay	Lorraine Rabuse
Darrell Doyle	Tom Zalewski
Kurt Hickey	

Committee Members Present:

Gretchen Carter	Elena Hickey
Skip Rabuse	Katheryn McGuigan

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 11:03 a.m.

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

❖ **LAST BOD MEETING MINUTES:** September 21, 2024. Motion to approve minutes: Tom Zalewski; Seconded: Darrell Doyle. Board Vote: Unanimous, Minutes Approved.

❖ **BUDGET:**

➤ **TREASURER REPORT:**

Tom Zalewski presented a financial report for the boat ramp and the community association. HHCA expenses for September were \$343.00.

➤ **2024- HALF YEAR MAINTENANCE FEES:**

Lorraine reported there are 6 owners who have not paid their half-year maintenance fees and notices will be sent.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported the Chili Cook-off was a success. There were 8 teams this year, 2 more teams than last year. 'Best Chili' award went to the Gays. The Borlands placed second. 'Best table decoration' award went to Michael Gardner and Jeri Bailey. More people attended this year. The expenses for the event are \$99.47. The Wine Tasting has been moved to January. More details will be provided soon.

➤ **VIOLATIONS COMMITTEE:**

Katheryn McGuigan reported some lots have been mowed. There was a discussion on the Fire Code for unattended lots. Denny will talk to the county to see if there is a code or violation for those areas being fire hazards to a community.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter was named the new chair for the committee.

Skip Rabuse reported that Brian and Krystal McHugh submitted an application to construct a fence and to convert the shed to a garage for their electric car. This is being passed to Gretchen and committee.

➤ **BEAUTIFICATION COMMITTEE:**

Still looking for someone to Chair the committee and volunteers to assist.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported that the LED Solar light was installed at a cost of \$303.00. Kurt, Tom, Skip and Ricky Ward worked on clearing sand off the boat ramp. Some of the sand was left on the side to dry and will be moved to the pile when it dries. It was discovered that the void under the ramp has been there for 20 years. It was suggested to keep maintaining the area and build up funds to address this.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle reported that some information in our Deed Restrictions needs to be changed or clarified. The verbiage on fencing needs to be clarified.

Some lots still need to be listed regarding protrusion beyond fee taking line (section 1.12)

Where the deed restrictions mention we have a \$120.00 limit on assessments needs to be modified.

The new verbiage should read, Special Assessments should be proposed by the Board of Directors and will require the approval of 60% of the property owners.

The line where it states our books are to be audited by a CPA; replace with 2 community non board members to review.

➤ **DREDGING COMMITTEE:**

A community meeting was held on October 12, 2024 in the Rabuse garage. Charles presented the information on the project and had 2 maps of the approved plans as a visual. Some of the attendees had questions and clarifications were provided. General comments were the information was helpful and was well received. It was decided to hold a second session on Saturday, October 26, 2024 for those who were unable to attend the first meeting. The goal is to obtain enough donations to cover the cost to build the breakwater and dredge the accessway. Full participation by all community members in any amount they can afford would be appreciated.

❖ **OLD BUSINESS:**


- Tom Zalewski contacted a few CPAs and got a bid from one for \$15,000.00. The CPA cost seems out of line for a small community of 58 owners. It was discussed to select 2 community members who are not on the Board of Directors to do an audit. This was a suggestion of a CPA.
- Darrell Doyle said he is still working on the new website. He is checking into Go Daddy ^{or} Wix. We will need to buy an URL.
- Lorraine Rabuse reported, regarding unpaid maintenance fees, information is being gathered for our attorney to send a letter to four owners who are past due by a couple years on Maintenance Fees and Certified letters will be sent to the other two owners.

❖ **NEW BUSINESS:**

- Boat stickers: There was a discussion on not ordering boat stickers for the 2025 year due to cost and need. It was decided not to order the new stickers and the committee will keep a close eye on it. Possession of a key, if the yearly fee is paid, will take the place of a sticker this coming year. Residents who do not pay the fee will need to return their current key. Invoices for boat ramp usage will be mailed the beginning of January.

❖ **NEXT BOD MEETING:** Saturday, November 16, 2024, at 11:00 a.m., Dennis Gay's house.

❖ **MOTION TO ADJOURN:** Tom Zalewski; Seconded: Darrell Doyle. Meeting was adjourned at 1:51 p.m.


LORRAINE RABUSE, HHCA Secretary