

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

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

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 10:58 a.m.

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

❖ **LAST BOD MEETING MINUTES:** February 22, 2025

Motion to approve minutes: Tom Zalewski; Seconded: Kurt Hickey. Board Vote: Minutes Approved.

❖ **BUDGET:**

- Tom Zalewski reviewed the P & L and expenses this past month included water, electricity and postage. Tom reported that we have 5 community members with outstanding maintenance fees.
- Tom reviewed the boat ramp budget. A brief discussion issued regarding the difference in last year's income with 20 members versus the boat ramp fees paid in 2025.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported the Wine Tasting turnout was great. 24 people attended with 17 wine tasters. There was a wonderful spread of food. The committee and the Board want to thank Steven and Diane Manning for opening their home for the event. Gretchen Carter was voted the winner for the best tasting wine. The committee will be meeting for planning the Pot Luck. This is a social for after the HHCA Annual Meeting. Pulled pork, condiments, etc. will be provided. Each resident is asked to bring a dish. RSVP to Elena. A community note will be emailed to provide the information and ask for a response.

➤ **VIOLATIONS COMMITTEE:**

Kathryn McGuigan reminded the board that lots need to be maintained. This is in section 2.03 of the Deed Restrictions which states, "The Owners of all Lots in this subdivision shall, at all times, keep all weeds and grass thereon cut (18" average with a maximum of 24") in a sanitary, healthful and attractive manner....." She said the grass is growing quickly due to a lot of rain and warm weather.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter had no new requests at this time. She asked the Board where in the Deed Restrictions is it stated that ACC approval is required for requested changes. Kurt Hickey referred her to the area that provides this information. He referred her to Section 1:01.

➤ **BEAUTIFICATION COMMITTEE:**

Kurt Hickey let us know he trimmed the Knock Out roses at the entrance that are around the sign.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey told us he made 3 minor repairs to the boat ramp area. Some debris was removed and weed eating and mowing was done. Several people have not paid boat ramp fees. A letter will be going out to those who have not paid the 2025 fees and they will be asked to turn in their key if they do not plan to pay.

➤ **DREDGING COMMITTEE:**

Charles Borland was not able to attend the meeting. Denny brought up a few topics to discuss with Charles. As with the past Dredging Projects, Denny recommended we ask him to do a mini audit and get an estimate for the remaining cost of the project. Denny stated we need to be transparent regarding who donated money towards the dredging project and how it was spent. We have had 3 invoices for dirt and all have been paid from the Projects Account. Denny feels we need to verify how much of the dirt went to our project and how much went to the Carter project. There was a discussion on the status of the permit to dredge the boat ramp. It was decided to ask Charles to follow up with TRA.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle discussed the percentages we needed for the vote in order to pass the changes in bi-laws and deed restrictions.

❖ **OLD BUSINESS:**

- Darrell let us know the new website, HHCA-HOA.com is up and running. He will discuss the new website with the community at the Annual Meeting.
- Lorraine said an email was sent out to the community in regards to the 4th of July Fireworks donations, but no responses have been received.

❖ **NEW BUSINESS:**

None

❖ **NEXT BOD MEETING:**

The next meeting will be the Annual Meeting on April 26th. The date for the May BOD Meeting was changed to the 31st.

❖ **MOTION TO ADJOURN:**

Motion to adjourn: Tom Zalewski. Motion seconded Darrell Doyle. Meeting was adjourned at 12:39 p.m.


LORRAINE RABUSE, HHCA Secretary