

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 20, 2025
Dennis Gay Home

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Katheryn McGuigan Vicki Gay
Gretchen Carter Skip Rabuse
Elena Hickey

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 was established.

❖ **LAST BOD MEETING MINUTES:** August 23, 2025
Motion to approve minutes: Tom Zalewski; Seconded: Kurt Hickey. Minutes Approved.

❖ **BUDGET:**

➤ **TREASURER'S REPORT:**

Tom Zalewski reviewed the HHCA P/L. Expenses the past month included monthly utilities, office supplies and beautification.

➤ Boat Ramp P/L: Spent \$150 on mowing last month

➤ Special Projects financial report: The balance in the account is \$47.17. A monthly fee is charged for balances under \$1,000

➤ Outstanding Maintenance Fees: Lorraine Rabuse reported there are 3 homeowners with outstanding 2025 HHCA maintenance fees. Mitchell Katine, our attorney, requested we send a certified letter to the account with the larger amount due. We will wait the 45 days to see if the invoice is paid; if not, the matter will be turned over to HHCA attorney.

❖ **COMMITTEE REPORTS:**

➤ **EVENTS COMMITTEE:**

Elena Hickey reported the Golf Cart Poker Run was a success. We had 26 people who participated and the proceeds were \$270.00. The money raised will go towards entrance signs for events and future community events. The total spent on supplies was \$49.44. The Poker Run winner was Larry Millberger who won \$91.00 in scratch offs. Elena gave a huge shout out to the host families, Ricky and Katheryn Ward, Larry and Nancy Millberger, Brian and Krystal McHugh, and Jeri and Mike Gardner/Angela Morgan. She noted each family did a really fantastic job with decorating and refreshments.

Elena discussed the Chili Cookoff. The event will be held on Saturday, October 25, 2025. A request for \$200 in expenses was made. Lorraine made a motion to approve up to \$200 in expenses. Tom Zalewski seconded the motion. All approved. A flier will be emailed to all HHCA people asking for participants. The Events Committee will be meeting to discuss the final details and then emailed to the community.

➤ **VIOLATIONS COMMITTEE:**

Katheryn McGuigan reported the people with mowing violations are the same as last month. Lorraine reported that no additional forced mowing payments have been received.

➤ **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen Carter said there are no new requests. Katheryn McGuigans request is on hold.

➤ **BEAUTIFICATION COMMITTEE:**

Skip Rabuse reported he would like to put down mulch on the neighborhood entrance. He requested \$500 for the mulch and a few sprinkler heads. A tentative date to do this will be October 24, 2025.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported he did some clean up in the Boat Ramp ahead of the Poker Run. The grass area is to be mowed today. Dennis Gay requested the hump just off the ramp be removed. Kurt will look into this.

➤ **DREDGING COMMITTEE:**

Charles Borland was unable to attend. Denny gave the report. The dredging hoses need checked and carburetor worked on since the use by Shoretech. Mark Fontenot got a permit to dredge around his dock. The green and red lights are installed at the entrance of the harbor. The red light is working but the green is not working. It was learned the switch was probably off. The final payment to Shore Tech will be mailed along with a letter. The dredger was moved out but the barges were not. Gretchen said they still don't have a permit for dredging the creek. A letter to residents along the creek now needs sent out before approval. She said the Shore Tech new equipment will hopefully be in by the end of October. Kurt suggested the Dredging Committee needs to have a meeting to discuss the next plans and dredging equipment usage.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle asked if anyone had any suggestions for changes on the Deed Restrictions. Kurt suggested the wording on painting needs clarified.

❖ **OLD BUSINESS:**

There was a discussion on moving \$1,000.00 from HHCA to the Special Projects account last month. The bank charges a fee for balances under \$1,000.00 and our balance is below that. Lorraine made a motion to move the money from the HHCA account to the Special Projects account. Seconded by Darrell. The motion passed.

Kurt asked that the Architectural Form be added on the website. Darrell will address this.

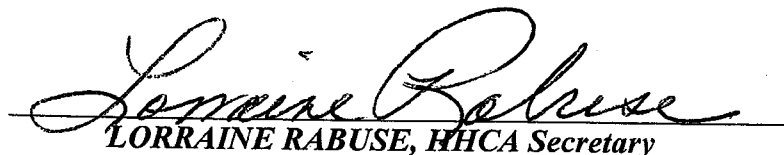
NEW BUSINESS:

Lorraine handed out a list of suggested dates for the Board of Directors meetings in 2026. This will be reviewed by the board members and decided at the October meeting.

A discussion was held on the repeated violations for not mowing lots of property owners. The Board decided a letter would go out to all HHCA explaining expectations and violations along with a list of vendors in the area who are mowing in Holiday Harbor.

❖ **NEXT BOD MEETING:** Saturday, October 25, 2025. 11:00 A.M.

❖ **MOTION TO ADJOURN:** Lorraine Rabuse made a motion to adjourn the meeting; Tom Zalewski seconded. Meeting adjourned at 11:54 A.M.


LORRAINE RABUSE, HHCA Secretary