

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 10, 2026
Dennis Gay Home

Board of Directors Present:

Dennis Gay Lorraine Rabuse
Darrell Doyle Tom Zalewski
Kurt Hickey

Committee Members Present:

Elena Hickey Gretchen Carter
Vicki Gay Skip Rabuse
Charles Borland Katheryn McGuigan

MINUTES

- ❖ **COMMUNITY FORUM:** No discussion. Community guest: Tom Murphy
- ❖ **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 was established.
- ❖ **LAST BOD MEETING MINUTES:** November 15, 2025
Motion to approve minutes: Tom Zalewski; Seconded: Kurt Hickey. Board Vote: Minutes Approved.
- ❖ **BUDGET:**
 - **TREASURER’S REPORT:**

Tom reviewed the HHCA P/L and Balance Sheet, the Boat Ramp P/L, and the Special Projects financial report. All looked good. He felt there was great progress on collecting maintenance fees on a timely basis. Tom mentioned we only have one person who has not paid their 2025 maintenance fee. HHCA expenses last month were low with only the normal utilities and an attorney fee. We have a profit of \$16,616.00. The budget is based on a 90% payment of fees and we exceeded that. Our balance is \$25,000 mostly due to the additional income from past maintenance fees collected. Boat Ramp had minimal expenses. Special Projects had no new expenditures.
- ❖ **COMMITTEE REPORTS:**
 - **EVENTS COMMITTEE:**

Elena Hickey reported we moved the wine tasting back a week due to illness of the host home. Currently there will be 15 attending.
 - **VIOLATIONS COMMITTEE:**

Katheryn McGuigan gave Lorraine a list of 5 lots to send out violation letters to. There are several lots with burn piles. Currently it is too wet to burn.
 - **ARCHITECTURAL CONTROL COMMITTEE:**

Gretchen reported she received a request from Larry Millberger to put up a fence between he and Jack and Jill Marburger. Additional information has been requested by the committee so it is not approved yet. Gretchen said she will need another member because Dale has moved. From our own bylaws it is required to have 3 members. Dennis Gay suggested we add Skip Rabuse as interim or to the committee if we can add him as a member only, not the chair. A suggestion was made that we clarify this with the attorney to sure we are not in any violation. Brian McHugh was suggested for the position and someone will follow up and ask if he is interested.

➤ **BEAUTIFICATION COMMITTEE:**

Skip Rabuse said he still has plans to work on the sprinkler system and add mulch in early spring, prior to annual meeting. There will be a work day for the entrance yet to be determined. Money for the improvements were approved last year and feels he will be spending less than he asked for. The sprinkler system was winterized by Skip and Kurt Hickey. Kurt was added to the beautification committee but there is a need for one additional member.

➤ **BOAT RAMP COMMITTEE:**

Kurt Hickey reported the equipment parked at the boat ramp is associated with the new dredging project. Shoretech asked if this could be parked on the boat for a couple days which was approved but recognizing it could be longer. He said the cleanup of the boat ramp area would happen after the Shoretech equipment moved. This day will take place in the near future when grass seed can be planted after the cleanup. The cleanup would include raking the pine needles and limbs, then burn. Lorraine Rabuse reported the boat ramp invoice would go out on 1/15/26 via email. She also asked the rules be verified by the board so she could include them in the email. The fee is valid from January 1 to December 31 regardless of when you pay. The fees are due by 3/1 and not prorated if you pay at a later date.

➤ **DREDGING COMMITTEE:**

Charles Borland reported that Shoretech will be assembling the new equipment at the boat ramp then placed on the barge. Charles said Dave told him he has both 4" and 6" discharge pipe totaling 600' of pipe. With this they can dredge out an additional 200'. This will need to have floats added to the hose parts. Their new pump is at the boat ramp in a box. It has a cutter jet instead of a water jet like the Dredging Committee pump. Dredging will begin at the Carter boat house and go around the new bulkhead. Previously, Dave said they would start at the boat ramp for practice lasting approximately one week. Then go to our harbor entrance to start the project of moving material. The Board is requesting a contract to be drawn up with a set price and expectations before beginning. Denny suggested having another meeting with Shoretech to firm up the information for the contract. Denny asked for a plan to repair the Dredging Committee pumps. Both need a new carburetor. Charles said this would need to be done in the spring. Before the next usage, the hoses need to be fixed. One hose has a hole. Kurt asked that Charles bring a report on cost of repairs to the next board meeting. He mentioned the Committee needs to purchase new tarps for the pump and hoses to protect from weather. Lorraine asked to clarify the dredging committee list.

➤ **DEED RESTRICTIONS/BYLAWS COMMITTEE:**

Darrell Doyle reported he researched the question on who pays the property transfer fee at closing. He said this is up to the title company, seller and buyer to determine who pays the fee. The proposed changes to the Deed Restrictions were reviewed at length and will be finalized at the next board meeting:

- 1.01 A Detached garages
- 1.02 B Privacy Fences
- 1.04 Requirements for building location
- 1.13 Paint Colors-remove confusing language
- 2.03 A Grass height
- 2.03 B Downed trees/limbs
- 3.06 Special Assessment to the community

❖ **OLD BUSINESS:**

Lorraine reported as of January 9, we have 19 property owners who have not paid their Maintenance Fees. The fees are due by 2/1/26 or interest will be charged.

It was asked if HHCA received a response to the pet control letter. The reply was no. Also, if we received a response from the letter sent to the Marburgers in regards to the garage being sold separately. The reply was no.

A change in date for the Annual Meeting was discussed. It was decided to move the meeting from April 25 to May 2nd. The board approved the date change. A notice will be emailed to the residents.

Violations and Fining guidelines were discussed. The board reviewed on how the fines would change with the addition of adding the 18% annum on unpaid forced mow/cleanup on unpaid bills.

❖ **NEW BUSINESS:**

The 2026 budgets for the HOA and Boat Ramp were presented by Tom Zalewski and reviewed.

Adjustments were made to a few line items. Tom made a motion to accept the 2026 budget for HHCA with a change in the attorney line to \$1,500.00, Seconded by Kurt, all approved. Tom made a motion to accept the 2026 budget for the Boat Ramp, Kurt seconded the motion, all approved.

Lorraine asked Darrell if he would add the Boat Ramp rules to the HHCA website.

Dennis Gay asked we review our reports we are giving for the Annual Meeting at the next board meeting. He asked each of us to talk about what we do as a member of the board and committees. He wants us to do this for highlighting our accomplishments the past 4 years and what their \$175.00 is going to.

Denny said HHCA has 3 board positions up for election. Katheryn McGuigan is chair of the nominating committee and she said she will ask around to see if anyone is interested. Lorraine will email a notice to all with the nomination form in February. All 3 current board members have agreed to run again. Darrell reviewed a change in the ballot for better clarification on voting for each change in the Deed Restrictions.

❖ **NEXT BOD MEETING:** March 15, 2026. 11:30 A.M. at 102 Marina Drive.

❖ **MOTION TO ADJOURN:** Tom Zalewski made a motion to adjourn the meeting; Kurt Hickey seconded. Meeting adjourned at 2:11 P.M.

LORRAINE RABUSE, HHCA Secretary