

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, August 13, 2022, 1:00 P.M.
Dennis Gay's Home

Board of Directors Present:

Dennis Gay Darrell Doyle
Sherri Nelius Paul (Skip) Rabuse
Tom Zalewski

Committee Members Present:

Kurt Hickey Charles Borland
Dale Holloway Lorraine Rabuse
Tom Murphy
Guest: Katheryn McGuigan

MINUTES

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.

ATTENDEES/QUORUM: All five Directors were present; quorum established.

LAST BOD MEETING MINUTES: July 16, 2022 Motion to approve: Tom Zalewski Seconded: Skip Rabuse. **Board Vote: Minutes Approved.** Since HHCA does not have a website at this time, any member wanting a copy of the minutes can request one from Sherri.

COMMITTEE REPORTS:

- **ARCHITECTURAL CONTROL:** Kurt stated the committee met and he was elected Chair for the Architectural Control Committee.
 - **Collora Property:** The committee received the house plans for the Collora property and is recommending approval by the Board for the Colloras to move forward with their building plans. Motion to approve: Sherri Nelius Seconded: Skip Rabuse **Board Vote: Approved** The Board decided that all hard copies and originals of plans submitted should be kept by the HHCA Secretary.
 - Dennis suggested it might be helpful to ask contractors to put out a sign in case an issue arises during the building process. Kurt responded that the committee had discussed this topic and it is their opinion that everything should go through the homeowner.
 - Sherri suggested that any forms created by committees that would be distributed to the community should require Board approval and suggested there be formal Board approval for the new Architectural Control Committee's form for submitting plans. Darrell stated he agreed that all forms should have Board approval and made the motion to approve the new Architectural Control Committee's form. Seconded: Tom Zalewski **Board Vote: Approved** Sherri suggested getting a Board approval stamp with date and will look into cost of having one made.
- **BEAUTIFICATION:** Dale Holloway appointed Chair of Beautification Committee. Dale stated the committee had met and completed what they are proposing the guidelines should be for the Beautification Committee for Board approval. The Board will look over the guidelines.
 - **Proposed Beautification Project Cost Summary:** Dale stated the committee realizes that funds in the HHCA budget are tight this year but feels it is important for the community to see some progress being made with regard to improving the appearance of the

community, especially the entrance. Michael Davidson has furnished quotes for the four areas of concern: 1) entrance cleanup (removal of vines, trimming of ground cover and trees, removal of small underbrush, hauling off debris, and mowing - \$650; 2) removal of Oleanders along exit off of entrance - \$450; 3) removal of holly bushes along entrance (right side) - \$150; and 4) removal of holly bushes along signage area-\$150. Michael also included quotes for:1) fire mowing of HHCA right ways and ditch drainage areas (2 times a month for 9 months) - \$630; and 2) mowing of boat ramp area including cleaning up debris (2 times a month for 9 months) – \$900. Tom commented the mowing of the boat ramp area is in the boat ramp budget through November 2022. Dennis asked to move to the budget portion of the agenda and to table any approval for beautification projects until later in the meeting.

- **BUDGET:** Skip presented an updated proposed budget for HHCA through May 2023.
- **Possible Litigation:** Dennis reported that he had a recent conversation with Joe Campbell, President of SHPOA, and Joe stated that SHPOA wants to have a judge rule if HHCA getting out of SHPOA was legal. Their attorney, Kerry Hagan, has asked for a court date with the judge and HHCA's attorney will be notified. Skip stated the July invoice received from the HHCA attorney is \$255.
 - **Tabled Beautification Project Approval:** Tom Zalewski made the motion to approve the entrance cleanup for \$650 for now; Seconded: Skip Rabuse **Board Vote: Approved**
 - **HHCA Directory:** Sherri stated she has been looking into different ideas and costs for putting together an HHCA Directory for the community. The cheapest and easiest method to keep the directory updated is to make a spiral-bound small directory with sheet protector inserts. As new information is updated, members could simply pull out the old sheet and replace with the updated sheet. As directories wear out, it would be easy to replace as HHCA would already have the necessary tools to remake. The total cost for the supplies needed to make the directories is approximately \$173. Once HHCA has a webpage a digital directory with restricted viewing by members only could be done as well. Motion to approve spending \$173 for HHCA Directory: Skip Rabuse Seconded: Sherri Nelius **Board Vote: Approved**
 - **Boat Stickers/Visitor Tags:** Sherri presented to the Board an example of a vinyl boat sticker for HHCA property owners that could be ordered on a roll of 100 and a sample, customized hang tag as a visitor pass. The boat sticker would be for a boat windshield and hang tag for a mirror or someplace on the boat where it could be retrieved and displayed when entering and exiting the boat ramp. Dennis commented he liked the disclaimer on the back of the hang tag that states HHCA is not responsible for any damage to boats, jet skis, trailers, vehicles, or any contents. After further discussion, and with possible the upcoming litigation costs that HHCA may incur, Tom suggested the Board table this expense for now especially since no boats can get out of the harbor.

COMMITTEE REPORTS (CONT'D):

- **DREDGING:** Dennis stated the attorney is working on the Easement Agreement between HHCA and the Carters and Holloways. Charles Borland submitted a picture to the Board showing where the planned new structure would be located. Dennis also commented at some point the community would need to be asked for donations. Charles stated that Scott does not want to be responsible for any structure not part of his property. Charles also stated that the U.S. Government (not TRA) has the right to tell you to fix any bulkhead issues on any new structure. HHCA would be responsible for any mowing, etc. to be done. Charles reported he obtained the permit for 300 ft. off of Scott's bulkhead and sent the permit and documents to Scott for his

signature. Scott does not want to sign the permit until the Easement Agreement is in place. Lorraine Rabuse asked how much does a permit cost and Charles replied it is free. Charles stated he received the permit for dredging and discussed several dredging options. Tom Zalewski stated in a recent estimate from Moseley that Moseley had quoted \$160/foot for the recent bulkhead work, Dennis commented that Moseley had given us a community discount in the past and expects the cost to be less. Sherri stated not being very knowledgeable about dredging, etc., and if we are going to need to ask for donations from the community, asked what explanation would be given as to how this plan would improve the current silt situation. Charles responded that he was not going to discuss this topic today.

➤ **BOAT RAMP:**

- **Boat Ramp Agreement:** Darrell stated the proposed boat ramp agreement has not changed. The lock for the boat ramp needs to be welded and Dale stated he would take care of that. Sherri asked who will be responsible for sending the combination to the members and Tom said he would send it out. Kurt stated the boat ramp agreement will be finalized and presented to the Board at the next BOD meeting. The Board will review, endorse and send to our Attorney for his review and comments before final BOD approval to present to the community at the next community meeting.
- Tom Zalewski presented to the Board from the Boat Ramp budget a check for \$1000 to be used for attorney fees.

➤ **DEED RESTRICTIONS/BYLAWS:** Darrell stated they are continuing to work on the revisions of the current deed restrictions and bylaws. Darrell stated they are still looking at changing the 67% voting required (lots) to 55% which would require 60 lots voting to pass. Sherri commented that the next community meeting is scheduled for January 21, 2023 and that the proposed new deed restrictions and bylaws would need to be sent to the community no later than December 1, 2022 to allow plenty of time to review.

➤ **DISMISSAL OF COMMITTEES:** Dennis stated this portion of the Board of Directors Meeting involving the Committees is over and that the Committees were dismissed but could stay if they wanted to.

OLD BUSINESS:

- **HHCA WEBSITE:** Darrell stated he is still looking at GoDaddy for the HHCA website.
- **LOTS AND FEES:** Darrell reported that he had looked through old SHPOA deed restrictions and documents concerning the issue raised at the last BOD meeting concerning houses built on two lots and SHPOA's granting a combination of two lots as one maintenance fee. In January of 1987, the developer had control until 80% of lots were sold. At one time there were 16 different deed restrictions and a property owner could request a waiver to combine two lots for the purpose of one maintenance fee and one vote. In February of 1996, in order to request this waiver your house had to be already in the construction stage. On March 5, 1996, new deed restrictions were filed and that option was no longer in the deed restrictions. Dennis commented that he had sent an email to Steve Manning but has not received a response yet. Darrell mentioned there is a rumor that the kitchen recently completed in David Cook's boat slip is against the deed restrictions. Darrell stated that is incorrect.
- **TRA – VIOLATIONS:** Sherri reported that Mac from the TRA office came out and looked at the abandoned boat and boat slip owned by a property owner in Holiday Harbor. The front strap holding the boat is half rotten and the walkway boards are loose and nails pop up when walked on. Mac said since nothing has happened yet there is no violation that he could cite on the property owner. However, if the boat falls or becomes a safety issue then TRA would be involved. In the meantime, Mac suggested HHCA send out a letter to the property owner about the strap and suggest to the property owner that he better secure the boat.

- **PAST DUE MAINTENANCE FEES/LETTERS:** Sherri stated at present there are 11 property owners still owing maintenance fees and asked the Board to review drafts of the next past due letter to be sent out along with a draft of a letter of intent to file a lien. Also, there is a payment plan form for three months to go out with the past due letter to review/approve. Either the fees or payment plan form is due no later than September 1, 2022. Dennis stated he would like to add on next year's letter penalty fees for paying late. Sherri stated she would make a note to put this topic on the agenda for next year. Motion to approve drafts of letters: Tom Zalewski Seconded: Skip Rabuse ***Board Vote: Approved***
- **WELCOME LETTER:** Sherri asked the Board to review the welcome letter that would be sent to new property owners giving them contact information, etc. Sherri also mentioned with the letter a copy of the deed restrictions/bylaws could be included. Motion to approve welcome letter: Skip Rabuse Seconded: Sherri Nelius ***Board Vote: Approved***
- **NEW EVENTS COMMITTEE NEEDED:** Sherri stated that only one person has agreed to serve on the Events Committee and will send out another email asking again for volunteers.

NEW BUSINESS:

- **PROPERTIES IN HHCA FOR SALE:** Sherri reported there are currently eight (8) lots for sale in HHCA and five are under contract. Hopefully, HHCA will be able to collect past-due maintenance fees from these closings. Patty Doyle has spoken with some of the realtors and property owners and gave them Sherri's contact information. Darrell will research adding a transfer fee into the deed restrictions

MOTION TO ADJOURN: Sherri Nelius Seconded: Skip Rabuse. The meeting adjourned at 4:00 p.m.



SHERRI L. NELIUS, Secretary
HHCA

NEXT BOARD MEETING: Saturday, September 24, 2022, 1 p.m., Dennis Gay's Home