

DRAFT

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.

ANNUAL MEETING

Saturday, June 3, 2023, 10:00 A.M.

Home of Rickey Ward & Katheryn McGuigan

MINUTES

MEETING CALLED TO ORDER: The Annual Meeting of the Holiday Harbor Community Association, Inc. ("HHCA") was called to order by Dennis Gay at 10:04 a.m.

QUORUM: Dennis Gay asked Sherri Nelius, Secretary, if a quorum was established. Sherri responded no. The quorum needed is 55% of 61 property owners which is 34 property owners either present, by proxy or absentee ballot. There were 11 property owners in attendance and 8 proxies totaling 19. The Board continued with the meeting.

APPROVAL OF MINUTES: **Motion** to approve minutes from June 18, 2022 HHCA Annual Meeting: **Tom Zalewski Seconded: Skip Rabuse**

TREASURER'S REPORT: Skip went over the current budget which runs through June 30, 2023, and stated the new budget for 2024 begins July 1, 2023 and runs through June 30, 2024. Some budget items briefly discussed were: HHCA insurance, tax filing fee, water bill (for landscaping at entrance, electricity (for lights at entrance) and some funds for special projects. Skip also explained that HHCA has two bank accounts: one for maintenance fees and the other strictly for boat ramp usage fees and any related expenses. Gretchen Carter asked if there are any funds in the boat ramp account and Skip replied yes.

COMMITTEE REPORTS:

- **ARCHITECTURAL CONTROL:** Chairman Kurt Hickey briefly discussed some of the recent approved plans submitted and stated there are no projects under approval at this time.
- **BEAUTIFICATION COMMITTEE:** In Chairman Dale Holloway's absence, Dennis discussed the Committee's plans to put a roof over the sign with lights, landscaping around sign, and clean-up of our current sign. Dennis stated Dale had provided a landscaping layout and some pictures of suggested plants and asked everyone to stop by the table and take a look. Sherri stated Dale basically needed input from the community whether to do blooming or no blooming and if blooming, to choose which version of blooming plants to use (two versions).
- **DEED RESTRICTIONS/BYLAWS:** Chairman Darrell Doyle stated the First Amendment to the current deed restrictions had been filed and will be available electronically on the HHCA website. Sherri stated she had emailed a copy of the recorded First Amendment to the community and if not received to let her know.
- **DREDGING:** Dennis stated the Dredging Committee had met recently and discussed options to keep open access to the harbor. Also discussed was the plan to create another peninsula running off the Carter's property. Kurt Hickey asked if there are any drawings for this plan and Dennis stated Charles Borland is putting together the plans.
- **EVENTS:** Chairman Lorraine Rabuse discussed the July 4th Golf Cart Parade which will be held on Monday, July 3rd at 11:a.m. After the parade, there will be grilled hot dogs available at

the driveways of the Gays and Rebuses. Lorraine asked everyone to bring a side dish to share and chairs. A flier will be sent out soon with all the details. Lorraine asked that everyone please RSVP so the Committee will know how many hot dogs to purchase. There will also be some games available to play such as Cornhole. There will be no fireworks on the peninsula this year, but Mike and Tammy Cave will be doing fireworks at their house again on Saturday evening, July 1st.

OLD BUSINESS

- **BOAT RAMP AGREEMENT UPDATE:** Tom Zalewski stated the Boat Ramp Agreement is done. The lawyer has reviewed it and the Board has approved the agreement. Gretchen Carter asked about the usage fee dates for the boat ramp. Dennis stated the dates for the usage fees are January 1 through December 31 of each year. Dennis also stated that HHCA now owns the boat ramp. Gretchen also asked who manages the funds and Dennis stated that Skip as Treasurer manages the funds for the boat ramp account.
- **HHCA DIRECTORY:** Sherri reported that there are still a lot of property owners that have not turned in their directory forms. Therefore, rather than doing the directory that has been planned, a temporary directory has been put together with the approved information by the property owners who have turned in the forms. Sherri also pointed out that there is a directory form in the property owner's folder if one has not been turned in. Helen Blaylock suggested the directory be electronically available. Sherri stated the Board had discussed an electronic version but was concerned about privacy and plans to discuss the topic in the future.
- **REMINDERS: HHCA WEBSITE AND FACEBOOK:** Darrell reminded everyone about the HHCA website and Lorraine reminded everyone about the Holiday Harbor Facebook page which can be used to post community happenings.

NEW BUSINESS:

- **MONTHLY BOARD MEETING CALENDAR:** Sherri stated there is a new calendar in everyone's folder showing the dates of the Board meetings. Dennis commented that the first 15 minutes of a Board meeting is open forum where the Board can be addressed by a property owner.
- **CHANGE IN BILLING CYCLE:** Skip and Tom discussed some pros and cons to changing the current billing cycle to run the calendar year. Dennis asked for input from the community.
- **BOAT STICKERS:** Sherri stated if anyone needed to get their boat stickers to see her after the meeting. Darrell briefly discussed the recent problem with the lock getting broken and stated there is consideration to going back to a key lock rather than a combination.
- **NEW MAINTENANCE FEE INVOICES:** Sherri stated the new 2023-2024 maintenance fee invoices had been mailed out and maintenance fees are due July 1, 2023.
- **VIOLATION LETTERS/MOWING:** Katheryn McGuigan handed Sherri a list of lots that are in violation with grass and weeds being too tall. Dennis stated Sherri is working with the attorney to get a form letter to send out to property owners who are in violation of our Deed Restrictions/Bylaws regarding this issue. If the violation is not cured within 30 days, the property owner's lot(s) will be mowed and the property owner will be billed. Gary Blaylock suggested charging interest with regard to the mowing fees billed to the property owners.

ELECTION OF OFFICERS

- **FLOOR NOMINATIONS:** Dennis asked if there were any floor nominations and there were none.

- Dennis explained that Darrell's role has been primarily focused on his expertise of deed restrictions and Tom was the old Treasurer of the Boat Ramp budget and his knowledge concerning the boat ramp is invaluable.
- ANNOUNCEMENT OF VOTING RESULTS: Dennis stated that since there were no other nominees for the position of Vice President and Board Member At-Large, that he was happy to report Darrell Doyle and Tom Zalewski were elected by acclamation. Both Darrell and Tom will serve for another two years.

There was a brief discussion of how to get in and out of the harbor.

MOTION TO ADJOURN: Tom Zalewski Seconded: Gary Blaylock. Meeting adjourned at 11:10 a.m.

SHERRI L. NELIUS, Secretary
HHCA