

HOLIDAY HARBOR COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Saturday, December 9, 2023, 3:15 p.m.
Gay Kingwood Home

Board of Directors Present:

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

Committee Members Present:

Katheryn McGuigan Carl Nelius
Charles Borland Lorraine Rabuse
Vicki Gay
Guests: Nancy Borland Judy Zalewski

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 3:15 p.m.

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

❖ **LAST BOD MEETING MINUTES:** November 18, 2023. **Motion to approve minutes: Tom Zalewski Seconded: Paul (Skip) Rabuse; Board Vote: Unanimous Minutes Approved.**

❖ **BUDGET:**

- **TREASURER'S REPORT:** Skip gave a brief report on the overall budget. There was a discussion about monies allowed regarding nonprofit status. Skip stated basically overall there was little taken out of the budget for the month of November. There was further discussion about setting aside a certain amount each month for the ongoing boat ramp repairs and what funds should be used for this purpose. Sherri reminded everyone that the Board had in the past stated to the community that no HHCA maintenance fee funds would be used for the boat ramp and that any funds used for the boat ramp would need to come out of the bank boat ramp account. The bank boat ramp account is funded solely with the boat ramp usage fees paid each year. **Motion to set aside \$150 each month from the bank boat ramp account for repairs, etc. of the boat ramp: Skip Rabuse; Seconded: Dennis Gay; Board Vote: 3 yes 1 no; Motion Passed.** Tom reminded the Board that the Boat Ramp Committee had prepared and submitted to the Board for review a projected boat ramp yearly budget. Dennis commented that he would like to have Jeri Bailey, a realtor living in our community, speak at the next community meeting about the significance of having a boat ramp within our community and the effect on resale values for our homes.
- **LEGAL:** Skip reported no monies were spent in November for legal fees.
- **MAINTENANCE FEES:** Sherri stated one check had been received for the payment of maintenance fees, leaving four property owners who have not paid their maintenance fees for 2023.

❖ **COMMITTEE REPORTS:**

- **ARCHITECTURAL CONTROL COMMITTEE:** No report.
- **BEAUTIFICATION COMMITTEE:** No report.
- **BOAT RAMP COMMITTEE:** No report.

- **DEED RESTRICTIONS/BYLAWS COMMITTEE**: No report.
- **DREDGING COMMITTEE**: Charles discussed the following:

- Gave a brief update on the status of permits, dredging, etc. and stated he would write a letter to the TRA for Dennis Gay to send. The letter will request an update on the HOA's permit for a peninsula.
- Both TRA and the Corps of Engineers have to agree to the new peninsula and have to permit in order to put the silt in the new peninsula.

We have a permit to dredge 1500 cu yards of silt, waiting on Federal Energy Regulatory Commission (FERC). **Post meeting note: FERC approved our dredging.**

- New peninsula – The HOA has requested TRA to permit the build of the new bulkhead.
- A permit for a new bulkhead on Carter's property was issued to the TRA for approval.
- Helping the Carters get their permits helps us as it gives us a place to put the silt we remove.
- Charles will contact the Carters about their permit.

Charles further stated a dredging meeting was being held on Sunday. Rick Ward commented that the timing of all the work is important (i.e., HHCA wouldn't want to put the silt on the peninsula and then have to move it again to the Carters).

There was discussion about the costs of the dredging, bulkhead, etc. Lorraine suggested since this is a very complicated issue that until we have a community meeting where the process can be explained properly to the community, that the Board and committees refrain from discussing the issue with community members so that wrong information is not given out.

In the meantime, Charles will 1) prepare a letter to TRA; 2) get an estimate of the excavation costs (no bulkheading); and 3) will talk to the Carters about their bulkhead.

- **EVENTS COMMITTEE**: No report.
- **VIOLATIONS COMMITTEE**: Katheryn reported that the Martinez's two lots on Breakwater Dr are for sale.

❖ **OLD BUSINESS:**

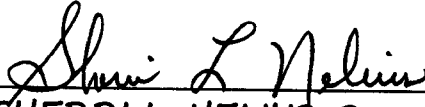
- **CHANGING MAINTENANCE FEE BILLING CYCLE**: Sherri stated the proposed change to the billing cycle to a calendar year did not pass. The voting count was 29 yes votes and 4 no votes. Thirty-three (33) yes votes were needed for the change to pass.
- **BOAT RAMP USAGE FEE INVOICES**: Sherri stated the 2024 Boat Ramp Usage Fee Invoice is on temporary hold and therefore was not sent out on December 1, 2023, as previously planned.
- **NEXT COMMUNITY MEETING**: There was discussion about when to have the next community meeting. Sherri reminded the Board that we will need to send out notice of the meeting at least 30 days in advance. It was suggested we have the community meeting in February, probably either the third or fourth weekend, which would be either February 17, 2024 or February 24, 2024. If it is too cold or the weather is bad, the Rabuses volunteered the use of their garage to have the meeting. The plans for the community meeting will be finalized at the next BOD meeting on January 20, 2024.

❖ **NEW BUSINESS:**

- **PAST DUE MOWING INVOICES** – Sherri stated she had mailed out six (6) past-due mowing invoices.
- **NOMINATION COMMITTEE**: Dennis stated he needed to appoint a Nomination Committee due to the upcoming openings of President, Treasurer and Secretary positions on the Board for the May Annual Meeting. These three positions are for two-year terms. The Nomination Committee will be Ricky Ward, Gary Lane, and Carl Nelius. Sherri stated she would meet with the Nomination Committee to make sure they have the forms, etc. they need.

❖ **NEXT BOD MEETING**: **Saturday, January 20, 2024, at 11:00 a.m., Dennis Gay's house.**

❖ **MOTION TO ADJOURN**: Tom Zalewski; Seconded: Skip Rabuse. The meeting was adjourned at 4:36 p.m.



SHERRI L. NELIUS, Secretary
HHCA