

Holiday Harbor Community Association, Inc.

Community Meeting

Saturday, February 18, 2023
Home of Skip & Lorraine Rabuse/121 Marina Drive

Board of Directors Present:

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

Committee Chairs Present:

Kurt Hickey Lorraine Rabuse
Dale Holloway Charles Borland

Minutes

Meeting Called to Order

The Community Meeting of Holiday Harbor Community Association, Inc (HHCA) was called to order by Dennis Gay, President at 1:05 p.m.

Opening Remarks

Dennis Gay started the meeting by introducing himself as President of HHCA. He welcomed everyone and started with opening remarks. He discussed the events leading up to the secession and the activities of the new HHCA Board since secession. He also presented a vision of the community and outlined what would be discussed during this meeting. Dennis reminded the community the board positions are volunteer positions with intentions of serving the community. He thanked everyone for sending in comments, questions & suggestions.

Dennis introduced the Board and summarized the duties of each position.

Attendees/Quorum

All five Directors were present, and Sherri Nelius said a quorum was established.

Community Attendees Total:26 signed in

Sherri asked for outstanding proxies and reviewed the voting process. She also discussed the development of the Community Directory and stated she is still needing some information from those who wish to be included.

Treasurer's Report

Skip reviewed the structure of the budget and how it evolved from the Secession Committee to HHCA. Don Bishop asked for clarification on fees for the boat ramp owners and the property owners. Skip said there is a one-time credit to the original 20 boat owners if they had already paid the boat ramp fee for the year. It was stated that this is reflected in the Profit & Loss statement that was handed out today and currently the money is in the boat ramp account.

Gretchen Carter questioned if the fee would be a recurring credit, and Skip clarified that the credit was a one-time event. Gretchen also asked if the large attorney expenses are expected to continue. Skip answered that the large expenses are basically over. There will be occasional need for legal help, but normally significantly less expense. Denny added that there would always be some attorney fees as we make changes.

Gretchen also asked if the annual budget year will remain as is or change to January to December.

Roger Bussell asked if there was any money in the budget for the boat ramp expenses. Skip answered that as we have been evolving to HHCA, and boat ramp vote has not yet occurred, monies have been earmarked for Boat Ramp. Once the vote results are understood, a more permanent budget can be established for Boat Ramp expenses. Skip replied that money is allocated for the Boat Ramp in the budget. It was also asked if the insurance fee will increase for the boat ramp. Tom Zalewski said he got a quote for 60 owners and the fee would go up \$200 or \$300. Skip mentioned that the budget he is about to review during this meeting is a transition budget from the work of the Secession Committee to the HHCA for a basic 'meat on the bones' budget and a place to start as a new HOA, (HHCA). Gretchen asked if the budget cycle is expected to change from July to June to calendar Jan-Dec. Skip answered this is still under review by the BOD and remains the same until review is completed. Denny said this is something the Board will evaluate as we continue to evolve as an HOA. Skip proceeded to review the rest of the budget items to the community, and there were no further questions.

Committee Reports

Denny introduced the Committees.

Architectural Control

Kurt Hickey introduced his committee. Dale Holloway, Tom Murphy and himself. Kurt described the committee's responsibilities. He said if you have any questions, give him a call. Roger Bussell asked if the Colloras had gone through the process of approval and Kurt stated yes they had. The committee meets quarterly and on an as needed basis. Mandi Reynado asked how to submit forms and Kurt told her to go through the HHCA.

Beautification

Dale Holloway introduced his committee: Lorraine Rabuse, Gary Lane, and himself. Dale discussed the future plans of a new sign and updates to the area around the sign. It was stated the meter had to be replaced. The HOA has budgeted some money for this.

Denny wanted to remind people not to blow their grass clippings into the lake. The TRA has stated this is illegal and you are subject to a fine.

Mandi wanted to know who to talk to about their culvert getting blocked by the cable installation. Kurt told her he would give her a contact number. Shelton Alsup reported the cable company cut through a gray line by them. Kurt said if there is an issue with the cable company's contractors work to contact Gulf Coast Fiber Services 832-470-7645

Dredging

Charles Borland introduced himself and discussed his relationship with the Corp and TRA. He said he is applying for another mechanical dredging permit under HHCA. The dredging permit for 2000 cubic yards for material then staged on the peninsula. Any material dredged from the lake must be secured and not go back into the lake. He said it will take about 6 months to get and will be in HHCA's name. The committee is looking at doing a renewal of the permit every 2 years. He stated the committee is currently discussing other options that could be done to keep the channel open. Charles asked if anyone had contacts for removal of the current material on the peninsula that was dredged. He mentioned that currently the island is wet, and conditions need to improve before removal.

Kristie Fraga asked where the cost of dredging is in the budget. Charles said this was done by donations. None of it would be out of HHCA's budget. Charles said he is managing the money and has a budget.

Don Bishop asked what type of dredging Charles was talking about doing. Charles said this permit was for mechanical dredging. Don also questioned the volume of material that had been deposited on the peninsula.

Charles stated his guess is 350 cubic yards. Dennis Gay said TRA has been out 3 times during the dredging activity, and even watched as the dredging occurred. TRA had no problem with the volume of material removed and deposited on the bulkhead. Don then stated that he had a violation letter for over dredging from Jacob Shipman. Dennis Gay stated that the letter is not a violation letter. Don said this matter is under investigation. Recording shows that the mechanical dredging permit is under Steve Mannings name.

Events

Lorraine Rabuse introduced her committee: Elena Hickey, Vicki Gay and herself. Lorraine discussed the Event Committee's role. She also asked for volunteers to sponsor events and the Committee would assist. Tonight is the wine tasting. The next event will be the 4th of July parade and then a chili cookoff in the fall. Lorraine stated that a community Facebook page was started for informing the community and to let her know if you would like to join.

Boat Ramp

Denny and other Board members discussed the history of the Boat Ramp and ownership by the current 20 owners; several discussions were had between the Secession Committee and Boat Ramp Committee regarding the path forward to benefit the entire new HHCA community. He informed us the boat ramp has been run by a Board of Directors. They are Kurt Hickey, Tom Zalewski, Billy Hodges and David Cook. Several community members had questions regarding the decision to move forward with the \$150/year for boat ramp usage fee, as several had originally understood that the boat ramp upkeep expenses would be covered by the increased HHCA fee of \$175 per year. The process that resulted in the proposed path forward was presented again for clarification. The major issues of concern addressed with the proposed plan were (1) sufficient funds for operating expenses, and (2) protection for liability/risk for the current boat ramp owners. It was stated that this is why we are voting. A vote 'yes' results in Boat Ramp shared by all property owners that pay \$150 annual boat ramp usage fee. A vote 'no' would result with the boat ramp remaining owned by the original 20 owners.

Deed Restrictions/Bylaws

Darrell Doyle discussed the changes in the deed restrictions which included the way we vote, change of quorum from 67% of lots to 55% of the owners, and others listed on the detailed description page. Roger asked how the vote would work on each item and it was stated they would be voted on separately. Gretchen asked what the numbers are for the lots and owners 67% of the lots is 74, 55% of the 61 owners is 34.

It was clarified that every lot owned would be paying maintenance fees even if the house is built on two lots. This is effective for 2 owners.

Sherry stated that currently our lot count is 110 but starting next year it will be 112.

Denny asked for the voting to be done.

Old Business

Denny reminded everyone about the HHCA directory.

New Business

Darrell told us a new website has been created. Information such as deed restrictions, board information, minutes, photos, etc. This is a temporary site. To access the HHCA website: <http://hhca.ioper.net>.

Nominating Committee

Denny told us there will be two positions coming open, Vice President and Director at Large. He asked for volunteers to serve on this committee and to let him know if interested.

Miscellaneous Discussion

Don asked about plans for a new sewer plant. Patty Doyle told him this would be discussed at the annual sewer meeting.

Skip announced we had a donation for the Beautification Committee of \$300 by the Holloways.

Voting Results

Sherri reported the following voting results:

1. Changes in voting as defined in Sections 3.00, 4.04, 4.7, 7.2; Article X: 71 Yes, 16 No – Passed
2. Change quorum from 67% to 55% (Bylaws 4.5): 72 Yes, 15 No – Passed
3. Acceptance of Boat Ramp Agreement (Article VI): 63 Yes, 24 No – Passed
4. All other changes in yellow (added) or blue (deleted) in the Amended Deed Restrictions and Bylaws: 66 Yes, 21 No

Voting was done by one vote for each lot owned by property owners.


Annual Meeting

The annual meeting will be held on May 13, 2023, place and time TBD.

Meeting Adjourned

Motion to adjourn: Tom Zalewski Seconded: Patrick Plumm

Meeting adjourned at 4:00 p.m.


LORRAINE RABUSE, Assistant to HHCA Secretary