



Holiday Club

HOLIDAY CLUB

HOMEOWNERS ANNUAL MEETING

December 10, 2022

Minutes of the Homeowners Annual Meeting of Holiday Club, Odessa, FL, held at the Holiday Club Beach on the 10th day of December 2022.

I. CALL TO ORDER AND WELCOME

Ted Keough, President, called the meeting to order at 10:07 am

II. ESTABLISH QUORUM

Ted Keough went over the primary reason for the meeting was to approve the yearly budget. There were enough homeowners present and signed proxies received to meet the quorum requirement.

III. ROLL CALL OF OFFICERS

Board Members Present: Ted Keough, Bryant King, Amy Jones, Mary Ann Holtzman and Golda Graves

Board Member Not Present: N/A

IV. RECOGNIZED AND THANKED NEWLY ELECTED BOARD MEMBERS AND OUTGOING BOARD MEMBERS

- Bryant King, Golda Graves and Mary Ann Holtzman volunteered to serve on the board for two (2) years
- Kevin Hoover and Forrest Smith were thanked for their service on the board.

V. OLD BUSINESS

- 2022 Accomplishments
 - Vegetation cleared along Holiday Lakes and Bass Lake canals.
 - Completed the electrical for the boat ramp gate as well as added additional electrical outlets along the beach.
 - Hydrilla mitigation
 - Purchased new 2 rail fencing for beach and fishing lake area.



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- Additional composite decking was purchased to repair picnic tables throughout the community.
- Installed a new gate operator at the entrance gate.
- Addressed drainage issues on Windfall.
- Added a drop box at the ranch house for payments and ballots.
- New buoys and rope were purchased and installed to extend/repair the swim area.
- Arranged for Amazon drivers to have gate access for deliveries.
- Updated the Community Bylaws, to better protect the community and members. Refer to community website for more details.
- After meeting with the Fire Department, arranged for required removal/trimming of trees throughout the community.
- Purchased and installed new front entrance fencing, boat ramp gate and boat ramp call box.

VI. **NEW BUSINESS**

- New electronic communication to the community
- New Payment Options
- New Election Process of Board Members
- 2023 Projects
 - Streamlined electronic communication for community members.
 - Installation of new fencing at beach and fishing dock areas.
 - Additional signage upgrades throughout the community.
 - Asphalt restriping throughout community.
 - Beach/Volleyball sand replacement.
 - Increased mitigation to save our trees, rather than removal.
 - Drainage maintenance.
 - Repair picnic benches as needed.
 - Continue to work on the replacement of the ranch house. (Becoming critical)
 - Investigation to replace/relocate our community mailboxes.
 - Repave the basketball area and trim the trees in the same area.

VII. **QUESTIONS/COMMENTS FROM THE COMMUNITY**

- What was the reason for increase in annual assessment?
- What is the board doing to have a reserve for repaving the roads in the future?



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- Can we investigate getting trappers for the coyotes?
- Replacement structure for the Ranch House?
- Road erosion in several areas of the community

IX. **BUDGET FOR 2023**

- Budget passed by a vote of 44 (yes) to 9 (no)

X. **ADJOURN**

- Ted Keough adjourned the meeting at 11:16 am.