



Holiday Club

**HOLIDAY CLUB
BOARD OF DIRECTORS MONTHLY MEETING
April 21, 2021**

Minutes of the Board of Directors Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 21st day of April 2021.

I. CALL TO ORDER

Kevin Hoover, President, called the meeting to order at 7:02 pm

II. ROLL CALL OF OFFICERS/HOMEOWNERS

Board Members Present: Kevin Hoover, Forrest Smith, Bryant King, Mary Ann Holtzman and Brian Hoover

Homeowner's present: Jim Richardson, Dawn and Kevin Kessler, John Floyd, Mark and Megan Molter

III. CURRENT FINANCIAL CONDITION

Bryant King presented the Treasurer's Report on the financial condition as of March 2021. The board has received all but one (1) homeowner's annual assessments. Bryant will contact Holiday Club's attorney and discuss how to proceed with this homeowner. Forrest Smith motioned to approve the Treasurer's Report. Kevin Hoover seconded the motion. Treasurer's Report approved as presented.

IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Minutes for March 2021 were reviewed. Bryant King motioned to approve, and Kevin Hoover seconded the motion. Motion carried.

V. OLD BUSINESS

- Trespass agreement
 - Holiday Club existing Trespass Agreement with the Pasco County Sheriff Department expires on April 28, 2021. Mary Ann Holtzman has the renewal package almost done and will be forwarding within the next day or two.
- Grill at the lake
 - One of the grill bottoms has rusted out so a homeowner with welding experience has offered to fix it for the community, in lieu of having to purchase a new grill. The material needs to be purchased for this repair.
- Front Entrance Landscaping
 - Mary Ann Holtzman reported that a homeowner has been weeding the front entrance, as Big Yellow Center has not been providing the monthly service as



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outlined in our contract. The individual volunteered to do the monthly maintenance, and the quarterly planting of the annuals etc., in lieu of using Big Yellow. The board members discussed and agreed that we voted on a company to maintain, as to not burden any homeowners, but appreciated the offer.

- Kevin Hoover said that he would contact Dan, of Big Yellow and discuss our following concerns, as our 90-day period is almost over:
 - The Podocarpus need to be centered under the sign
 - There are a few plants and annuals which need to be replaced as they have died
 - Would like the annuals changed out and the monthly service started
- Ranch House
 - David Smith Surveying provided us with an estimate of \$850 for a boundary and topo survey for the parcel which the ranch house sits on. Brian Hoover motioned to accept the estimate. Bryant King seconded the motion. Motion carried. Forrest Smith said that he would order the survey the following day.
 - Once the survey is completed, a site plan will need to be done, as required to be submitted with the Special Exception paperwork. The placement of the new structure and other amenities will need to be decided prior to the site plan being completed.
- Boat Ramp
 - Need to clean up the area to the left side of the boat ramp. Will inquire into companies that could possibly do this for us.
- Gate cameras
 - Bryant King fixed the driver camera placement in the call box
- Playground equipment
 - Several board members have looked at the equipment and it was agreed that it is more an age and deterioration issue and not something that be fixed. We
- Safety Resolution
 - Briefly discussed the conversation that Kevin Hoover and Mary Ann Holtzman had with the Holiday Club attorney on March 19, 2021, concerning the Safety Resolution.
- Parcel Box given to the community
 - Mary Ann Holtzman reported that it needs to be installed prior to putting in the arrow keys, per Dale (Postmaster) - \$300 budget was approved last month for this project. Bryant looking to see if a pedestal is available for this size box
- New Picnic tables
 - Bryant King is going to an inventory of how many nuts/bolts etc. that we need to purchase to put together some more picnic tables. A date, time and volunteers need to be scheduled to put these together.



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- Picnic table in playground area
 - One of the picnic tables in playground area still needs to be moved closer to the basketball court. Several of the board members will get together to move it.
- Fencing at Front entrance and beach area
 - Kevin Hoover got an estimate from Keller Fence for the front of the community and the beach area of \$10,600.
 - \$4,500 for 130 feet of 6' metal fencing with a flat top for the front of the community. Mary Ann and Bryant both asked Kevin to get the price for a spiked top versus a flat top as a deterrent for people climbing over it.
 - Bryant King motioned \$4,500 for the purchase of the metal fencing at the front of the community. Mary Ann Holtzman second the motion. Motioned passed. Amendment from \$4,500 to \$5,000 made for price of the metal fencing.
 - \$6,100 for 310 feet of vinyl two rail fence at the beach area. There was a lot of discuss about the specifics of the vinyl fencing, therefore, the board decided to put that fencing on hold at this time. Suggestion was made to look at Poly Vinyl Creation for fencing also.
- Asphalt work in the community
 - Needs to be addressed on some of the streets (Vacation Lane in particular). The board needs to review the community.
- Safety Resolution
 - The board members need to review the community for any existing safety issues which violate the Safety Resolution
- Speed bumps at playground and intersection of Weekend/Friendship
 - The board decided to put the installation of these on hold for now.
- Community Rules for the of Lake/Beach (Watercraft limit and boat trailers)
 - Boat/watercraft trailers are to be parked at the resident's house or at the playground
 - There is a watercraft limit of two (2) per household at one time at the lake
 - Reminders will be posted on the Holiday Club website, the bulletin board and on the owners Facebook page. It is the owner's responsibility to make sure tenants are provided the Community Rules
- Monthly meetings via Zoom
 - Holding the monthly meetings via Zoom and in person were discussed once again. Bryant King motioned that until a new board is elected that this discussion is not bought up again as it has been discussed numerous times and the board always agrees to have in person meetings only. Mary Ann Holtzman seconded the motion. Forrest Smith suggested possibly looking into 'Facebook Live' meetings. One of the homeowners present said that he could possibly assist him with that.



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- Damaged Lamp posts on Trust Property
 - Lamp posts that have been on Trust Property for many years were recently backed into by a contractor knocking off the bricks. Per the Holiday Club attorney, as it was a cosmetic issue, the bricks can be placed back on the column. Our attorney has advised the board how to address it with the homeowner.
 - Bryant King will draft a letter for the approval of the board members and/or our attorney

VI. NEW BUSINESS

- Beach shore
 - The area of the beach shore, where the boats usually park, was discussed at length. Discussion of using a box blade to level the area from the boat ramp to the dock, to eliminate the hump where there is beach erosion, was discussed. Once this is done, approximately 40 yards of sand will be bought in to level the area off to stop the erosion. Mary Ann Holtzman voiced her concern about placing that amount of sand down there only to have it wash back into the lake. Forrest Smith motioned \$2500 for the delivery of the sand. Brian Hoover second the motion. Motion carried. One of the homeowners present at the meeting volunteered to get a price from Rock Solid. Forrest and Brian were also going to call around for prices.
- Miscellaneous Purchases
 - Brian Hoover mentioned that 3 additional pavers were needed to fix the front entrance plant area. The board members agreed that if a board member had to purchase material under \$100 that approval of the board was not required prior to the purchase.
- Horseshoe Pit
 - Mary Ann Holtzman advised the board that the residents that play horseshoes every Sunday approached her about getting approval for funds to fix up the horseshoe pits. The board members agreed to approve funds, however, several board members wanted them to abandon the one that is currently being used and rebuild the other horseshoe pit that is not being used which is in next to it. Some of the board members concern is the safety of small children, offensive language, alcohol consumption and recreational smoking. Mary Ann Holtzman agreed to discuss the issue with the horseshoe guys.
- Boat Ramp
 - Mary Ann Holtzman inquired as to how many of the gate openers, which an owner or resident currently has, are going to be programmed to the boat ramp opener. Her suggestion was that only one per household and not all of them. Typically, there is only one vehicle that is going to be used to bring a watercraft down to the boat ramp. Others thought that for the time being that we should program all the existing gate openers.
 - Bryant King is working with Jim Holtzman, Bill Drake and TECO to get the power down to the boat ramp to install the gate opener and install security cameras.
 - We need to get with Rivercorp for their input/recommendations for installing cameras at the boat ramp
 - Sign was put on the boat ramp gate advising community of next steps



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- Gate Access requests
 - Mary Ann Holtzman asked Kevin Hoover, who oversees the gate openers and vendor access codes to please respond back to the requestors via the Holiday Club email, so we have a paper trail that the request has been fulfilled within the 3-business daytime frame we have.

VII. COMMENTS FROM THE COMMUNITY

- John Floyd inquired about what the board was going to do with the old street signs. He remembers there was talk of possibly drawing names, holding an auction or allowing homeowners the opportunity to buy them. The board hadn't really made a decision what we were going to do with them. There had been talk of a raffle and/or putting one of each street in the new structure.

Kevin Hoover adjourned the meeting at 9:07 pm.