



# Holiday Club

## HOLIDAY CLUB

### BOARD OF DIRECTORS MONTHLY MEETING

September 22, 2021

Minutes of the Board of Directors Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 22nd day of September 2021.

#### I. **CALL TO ORDER**

Kevin Hoover, President, called the meeting to order at 7:04 pm

#### II. **ROLL CALL OF OFFICERS/HOMEOWNERS**

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

Board Members not Present: N/A

Homeowner's present: John Floyd, Jim Holtzman, Jim and Amy Jones, and Jim Richardson

#### III. **CURRENT FINANCIAL CONDITION**

Bryant King presented the Treasurer's Report on the financial condition as of August 2021. The board has received all but one (1) homeowner's annual assessments. Forrest Smith motioned to approve the Treasurer's Report. Brian Hoover seconded the motion. Treasurer's Report approved as presented.

#### IV. **APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Minutes for June, July and August 2001 were reviewed. Forrest Smith motioned to approve, with corrections. Brian Hoover seconded the motion. Motion carried.

#### V. **OLD BUSINESS**

- **STOP sign at the corner of Weekend/Beachway**
  - Bryant King reported Arete has the new pole and STOP sign. We are scheduled for a September 28<sup>th</sup> installation date.



## Holiday Club

- **New Electric Pole at Lake**
  - The permit has been issued by Pasco County and TECO has been notified of same.
  - Once TECO hooks up the power to the new pole, the trenches for the electrical conduit can be dug.
- **New Cameras at Lake**
  - Bryant King spoke with Tim Rivers concerning placement/moving of the cameras at the lake. The existing DVR won't have to be moved and the tall poll by the old meter will be removed.
  - Tim Rivers (NetForce) will be sending us a quote.
- **Front entrance fencing**
  - Bryant King and Jim Holtzman spoke about putting some preliminary posts up to determine location of the new fence.
  - Once the weather gets cooler an installation date will be scheduled.
- **Front Entrance Landscaping (Big Yellow)**
  - Big Yellow sent us a corrected invoice for \$250
  - Big Yellow hasn't been back to Holiday Club since June, nor have we been invoiced. New annuals should've been planted in September.
  - Mary Ann Holtzman will contact Bratton Landscaping to inquire if they can take us on a client yet.
- **Fencing at the beach area**
  - Kevin Hoover reported that he did not request a 'material only' quote from Keeler Fence.
  - Kevin Hoover received a quote from US Wholesale for \$2,666 (material only), for a 2-rail fencing, in stone. The quote Kevin Hoover received was for rail and post sections and not by LF. The quote included additional blind posts for around the trees by the boat ramp area and after the boat ramp gate down to the water. Kevin Hoover was unsure who the manufacturer of the fence was.
  - Mary Ann Holtzman reported that Jim Holtzman also received a quote from US Wholesale (Jason) for 350 LF of 2-rail fencing, in tan for a little under \$3,000 and \$2,400 for white fencing. As Jim Holtzman is a GC, the pricing he received is Wholesale. The manufacturer of the fencing quoted to Jim was Merchants Metal (Everguard). Jason, with US Wholesale, would not recommend that purchasing fencing made by Poly Vinyl Creations. Current lead time for fence is 2 to 3 weeks.



## Holiday Club

- Jim Holtzman is hoping to get a sample of the vinyl fencing from the same company that Holiday Club purchased the aluminum fencing for the front entrance from, for cost and product comparison.
- A few board members surveyed the lake area to determine if some of the fencing could be eliminated by using the trees by the boat ramp, in lieu of fencing, eliminating approximately 80 LF. Bryant King pointed out that not having fencing around the entire beach area could cause confusion as to where dogs are allowed.
- Bryant King received new quote from Wind River for 344 LF at \$10.19 LF or \$3,835 plus freight, which in May was \$1300
- A homeowner asked about the warranty of the fences. There is a 25 yr. warranty for Wind River and a 30 yr. warranty for Merchant Metal. Unsure on the fencing that Kevin Hoover was quoted as not sure who the manufacturer is. If the fencing is bought and installed by a General Contractor, the warranty is not voided and is the same as if the fencing company installs it.
- Bryant King suggested that until the conduit is in place, and the power connected to the boat ramp call box, that we continue to work on a selection of fencing but hold off on installation.
- The board will need to meet and decided prior to ordering fence:
  - Determine the area that will be fenced
  - Will fence go past boat ramp to the water
  - Will fence go in front of trees by boat ramp or this area by left open
  - Will fence be installed between the boat ramp gate and the wooded area towards the canal or will just posts (concrete or PVC) be placed there
  - Placement of walkways along the parking area
  - Will the chain between the two trees remain or will a gate be put there?
- **Boat Ramp Gate/New Electric Pole**
  - Bryant King has spoken with Sam, of SL Stewart, several times requesting a new quote and for him to order the equipment. The equipment still has not been received.
- **Delinquent Annual Assessment**
  - We have not received an update from the attorney; however, a lien was filed on August 20, 2021, giving the homeowner until October 8, 2021, to satisfy the lien before foreclosure is started.



## Holiday Club

- **Betty Harrell property**
  - The property was cut for the second time since Code Enforcement placed a notice at the property.
- **Safety Issue**
  - Kevin Hoover stated that he doesn't feel comfortable with speaking to the individual who lives in the house with the wooden blocks on the ROW as he has tried speaking with him in the past. It was decided that the actual homeowner would be called directly, as to why the blocks were placed back on the ROW, after they complied with removing them, in response to a letter sent to them by the Holiday Club board.
- **Hydrilla issue in Lake Ann and surrounding lakes**
  - Bryant King gave a summary of what the group of homeowners along Lake Ann (as well as, Lake Holiday and Lake Bass) have discussed. Bryant King wanted to stress that this project is **not** a 'Holiday Club' project nor are the board members of Holiday Club spearheading it.
  - A group of waterfront homeowners have been communicating via emails and/or Zoom calls to discuss the Hydrilla issue. Doug Charles, of *Lake and Pond Remediation* (the only sterile carp farmer in the state of Florida, located in Citra) has been involved in these meetings and providing the group with his knowledge and recommendations as to how to proceed.
  - Doug Charles recommendations are:
    - Purchase and install a missing fish barrier between Lake Ann and Lake Seminole prior to releasing any carp.
    - The barrier has been purchased by Bryant King and another waterfront homeowner. Bryant King was not sure if it has been put in place yet.
    - There is an open Carp permit from the late 80's which still has 120 carps that need to be released into the lakes prior to obtaining a new permit. The plan is to release those 120 carps in the lakes in October to close out that permit. A homeowner in the group is going to pay the cost to close out the existing permit.
  - *Lake and Pond Remediation* quote is \$50,000, (this a tentative cost until all costs are gathered) which will be a shared cost amongst Lake Parker, Holiday Club, waterfront properties in Wyndham Lakes, Point Anne, Keystone Park Colony, and various homes on Lake Ann, such as homes on Chisholm and Chesapeake. The allocation the group decided on for the \$50,000 is for the



## Holiday Club

waterfront homes to pay 85% and lake access homes to pay 15%. 4 The cost was arrived by the group and not by the Holiday Club board.

- The carp and chemicals need to be staggered, as to when they are placed in lake. Current timeline is to place the 120 carp from old permit in October, another 100 or so in November/December (if new permit is obtained; and then herbicide in March/April
- Once the old permit is closed out, a new permit will be applied for. There must be 100% agreement, from all waterfront property homeowners, prior to applying for a new permit. This is only for the purpose of obtaining a new permit and **not** the cost associated with correcting the Hydrilla issue. The board members of Lake Parker, Holiday Club, Wyndham Lakes, Point Ann Estates and Keystone Park Colony can vote on behalf of the waterfront property homeowners, to obtain the permit.
- Bryant King motioned that the board approve, on behalf of the Holiday Club waterfront property owners, to agree to the permit - Forrest Smith seconded the motion. Motion carried.
- Holiday Club board members are **not** guaranteeing the payment of the community homeowners.
- Bryant King is sure that Doug Charles, with *Lake and Pond Remediation*, would come out to Holiday Club to meet with homeowners and answer any questions they may have.
- **Tree trimming of roadway**
  - All Pro trimmed up the low-lying branches throughout the community, with the exception of, the area on Windfall Lane (down by Dale Jones and Hoss Pollard).
  - Kevin Hoover will get with Pete at All Pro concerning the area that was missed on Windfall Lane
- **Election of Board Members**
  - As there were only two homeowners, who volunteered to serve on the board, there was no need for an Election. Amy Jones and Kevin Fadely will replace Bryant King and Brian Hoover who stepped down.

### VI. NEW BUSINESS – N/A

### VII. COMMENTS FROM THE COMMUNITY

- Jim Richardson shared the board that he just wrote an estimate for \$90K, for a community, for cutting down Cypress trees which fell over during a recent storm. The trees were lined with vines like the ones down by the lake. Jim Richardson



## Holiday Club

suggested that we speak with the homeowners of Lake Parker, who own the lots where the trees are located, to see if they would cut them. If they fall onto Holiday Club property, it will be Holiday Club's responsibility/expense to clean up the fallen trees and damages. Jim Richardson also mentioned that if the Lake Parker homeowners refuse our request, to remove the Cypress trees, that we (Holiday Club) could go to the county and the county would remove them and charge the homeowners. **\*\*NOTE\*\*** Mary Ann Holtzman called the Pasco County Tree permitting area and unless the Cypress Trees are dead, not only would they not issue a permit to the actual property owner, but Pasco County would also not remove them, unless they were on a Pasco County Road Right A Way and even then they probably wouldn't. Removal of live Cypress trees is very difficult to do and must be extenuating circumstances. The scenario I purposed to them is not one that would be approved.

Kevin Hoover adjourned the meeting at 8:29 pm.