



Holiday Club

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

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

I. CALL TO ORDER

Kevin Hoover, President, called the meeting to order at 7:05 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: Jim Richardson and Jim Holtzman

III. CURRENT FINANCIAL CONDITION

Bryant King presented the Treasurer's Report on the financial condition as of June 2021. The board has received all but one (1) homeowner's annual assessments. 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 June 2021 were not prepared for review.

V. OLD BUSINESS

- **Front entrance fencing**
 - Mary Ann Holtzman reported that the fence has been ordered but is delayed due to the company having a lot of their staff out of work due to Covid.
- **New Power Pole at Lake**
 - Mary Ann Holtzman reported that it is still with the Plan Review area of permitting and they are backlogged



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- **Fencing at the beach area**
 - Bryant King advised that due to the price increases at Wind River Fence and the freight costs, he did not order the fencing from them, and stated that we may want to look at a local company where we wouldn't have to incur freight charges.
 - Jim Holtzman offered to pick it up or may have a trucker friend pick it up for us if we decided to go with Wind River Fence.
 - Bryant King went to one of Keeler Fence's distributor (Poly Vinyl Creation) to try and see the actual product but was turned away and told that Keeler Fence should have samples. Bryant still feels the Wind River Fence is a superior product.
 - Bryant King asked if we ever got Keeler Fence quote broken out into labor and material if we wanted to install it ourselves. Kevin advised that we hadn't. Bryant advised that he had called Chris Keeler this morning and asked for the breakout and Chris asked if he could call him back later today versus sending an email to which Bryant said yes. Bryant had not received a return phone call from him. Kevin stated that he would give Chris a call also.
 - Mary Ann Holtzman asked if Keeler Fence ever sent us a new quote breaking out the beach area from the front entrance area, as we no longer need them to do that fence and the newer quote was more expensive. Kevin Hoover stated that he had not. Kevin Hoover said that he would get with Chris and see what he says about breaking out the quote.
 - Brian Hoover asked if we could get an updated price from Keeler Fence if we could hold a special meeting to approve the price so we could get on their schedule.
- **Ranch House**
 - Mary Ann Holtzman hasn't been able to work on the Special Exception paperwork due to health issues.
- **Front Entrance Landscaping**
 - Big Yellow provided the COI to the Trust
 - Big Yellow cleaned up the front entrance and planted new annuals and replaced with plants which had died on June 17, 2021.
 - Mary Ann Holtzman asked if anyone has seen a bill yet and the answer was no



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- **Picnic Tables**
 - It was discussed that we may want to put this project on hold until there is cooler weather and after the summer use of the existing picnic tables.
- **Horseshoe Pit**
 - Bryant King removed the old horseshoe pit to include digging out the pole and concrete that the horseshoe guys had cut off instead of digging it out.
- **SOS Sensor (YELP system)**
 - Bryant King advised that a new box has been installed. Bryant also advised the board members that the gate remains open for 15 minutes (to allow other emergency crews to enter gate) when it is opened by the Yelp box, however, he believes that we can hit the button on the box and gate will close immediately
- **Buoys at swim area**
 - Bryant King advised that two new buoys have been installed down at the lake
- **Safety Issue in neighborhood**
 - Mary Ann Holtzman advised that due to her back issues she has not had a chance to go around the neighborhood to see if there are any properties that need to be addressed.
 - One of the homeowners that removed some items that were in the ROW has now planted bushes close to the ROW which will need to be looked at.
 - It was brought to the attention of the board that one of the properties that had received a letter from the board and complied with removing wooden blocks from the ROW, have been put back into the ROW. The board will need to drive by to see if they are still in the ROW and address it again with the homeowner. Currently the homeowner is not living in the house but has a family member renting the home from them.
 - Mary Ann Holtzman reported that the railroad ties that were on the ROW on Beachway have been removed.
- **Delinquent Annual Assessment**
 - Bryant King is working with the Trust's attorney on this matter, as the homeowner has never reached out to the board with a proposed payment plan.
- **Boat Ramp Gate**
 - Bryant King is going to order the call box for the boat ramp gate, so we have it on hand when the permit is approved for the new power pole



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- **Pasco County Sheriff patrol on July 4th**
 - No one picked up our request to patrol the community on the 4th of July, and fortunately there was no need for one

VI. NEW BUSINESS

- **Jora Lawn Service**
 - Bryant King asked Jora Lawn Service to start mowing behind the mailboxes as the company that mows for Ashley Lakes is no longer doing this even though they have in the past. They stated talking about increasing our price and Bryant asked them to look at it and get back to him. The area where the mailboxes are on is owned by the County, while some of the area behind the mailboxes is Ashley Lakes Property.
- **Election of Board Members**
 - Bryant King bought up that we need to start discussing the board member reelection as he and Brian Hoover are up for re-election
- **STOP sign at the corner of Weekend/Beachway**
 - Bryant King received a quote from Arete for a new pole and STOP sign, as it was run over by a subcontractor working for an insurance company doing work at a house on Beachway
 - Bryant King is working with the homeowner to obtain the subcontractor's name and/or name of their insurance company so we can request reimbursement for the pole and sign
- **Barge used for Fireworks –**
 - JD Barksdale approached Kevin Hoover to let him know that he doesn't want to keep the firework barge any longer. Kevin Hoover has volunteered to keep it behind his house. He will redeck it and use as a floating dock for the time being and if the Firework committee wants to use it again for fireworks that won't be a problem
- **The Frozen Tricycle**
 - The Frozen Tricycle was at the beach area on the 4th of July, and it seemed to be a success with the residents. The board decided that it would not be something that we would allow into the community on a regular basis, but rather holidays only, if we were approached again by her
 - Mary Ann Holtzman stated she will get in touch with her and advise her of same



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- **Increase annual assessments**
 - The question of whether we want to increase the annual assessments was brought up again. Several board members thought we would have a great push back from the homeowners unless we could provide concrete reasoning as to what the additional funds would be used for.
 - The question of how the community would pay for the replacement structure of the Ranch House was discussed, as we would have to increase the assessments and/or having a special assessment (such as when the roads had to be repaved) to pay for the construction of the structure.
 - The question of whether we could get a mortgage for the construction of the structure was discussed. Per the Trust Agreement, the Trustee may borrow funds from a financial institution to supplement or replace operating capital, upon the receipt of affirmative votes numbering at-least two- thirds (2/3) of the total number of allowable votes, as determined according to the provisions contained in paragraph 12 of the Trust Agreement. Based on past response from the homeowners, it would be difficult to obtain 2/3 approval.
 - The question of possibly selling property owned by the Trust was an option discussed. Per the Trust Agreement, the Trust shall be permitted to enter into contract for sale of any real estate acquired under the provisions of paragraph 4.1. of the Trust Agreement, upon the receipt of affirmative votes numbering at least two thirds (2/3) of the total number of allowable votes, as determined according to the provisions contained in paragraph 12 of the Trust Agreement. Based on past response from the homeowners, it would be difficult to obtain 2/3 approval.
 - It was discussed that once the plans for the replacement are completed and the Special Exception has been granted by the County, the board will obtain at least 3 bids and then present it to the community.
 - It was discussed that they are several homeowners in the community that have different trade backgrounds that could possibly assist with the construction of the structure.

VII. COMMENTS FROM THE COMMUNITY

- Tanya Smith couldn't attend the meeting, however, reached out to Mary Ann Holtzman to ask what could be done about the house directly across from her that has overgrown grass, as she is starting to get snakes in her yard. The board discussed and Mary Ann Holtzman replied to her that she could call Code



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Enforcement, however, typically they will only take complaints from adjacent neighbors, of which she would not be considered one.

Kevin Hoover adjourned the meeting at 7:37 pm.