



# Holiday Club

**HOLIDAY CLUB  
BOARD OF DIRECTORS MONTHLY MEETING  
May 19, 2021**

Minutes of the Board of Directors Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 19<sup>th</sup> day of May 2021.

**I. CALL TO ORDER**

Kevin Hoover, President, called the meeting to order at 7:06 pm

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

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

Board Members not Present: Brian Hoover

Homeowner's present: Jim Richardson and April Leasure

**III. CURRENT FINANCIAL CONDITION**

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

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

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

**V. OLD BUSINESS**

- Trespass agreement
  - Received notification on May 3, 2021, from Sheriff department that Holiday Club Trespass Agreement was renewed for another year and will expire on April 28, 2022. Mary Ann Holtzman emailed all paperwork submitted to Sheriff department to the other board members on May 8, 2021, and will forward the non-emergency number, contact number and the addresses to the other board members so they can put in their phone in the event they need to request a sheriff.
  - Mary Ann provided the board members an update on a group of teenagers which have been coming into the community via golf cart and on foot. They reside in Trinity East and one of the teenagers is the son of a contractor doing work in Holiday Club. Pasco County Sheriff have been called to trespass the teenagers which resulted in the



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sheriff office speaking with the teenagers and the contractor explaining that without a resident of the community with them that they will be trespassed in the future (a resident was present by the time the sheriff arrived at the beach)

- Grill at the lake
  - The materials needed to fix the grill have been purchased. The homeowner who is going to repair it is going to try and have fixed by Memorial Day.
- Front Entrance Landscaping
  - Mary Ann Holtzman reported she has spoken to Dan several times and continue to get empty promises that he will have someone come over and plant new annuals, replace the dead plants etc. Mary Ann suggested that we look into having another landscaping company take over our account if we get no response from Dan.
  - Bryant King motioned that we switch to Bratton Landscaping. Mary Ann Holtzman seconded the motion. Motion carried.
- Ranch House
  - Received Survey on May 4<sup>th</sup>. Jim has fine-tuned sketch. Next step is to decide where you want to place the building placed so a site plan can be done, and we can submit Special Exception to Zoning.
  - Board members agreed that it would be best to have a separate meeting on May 24<sup>th</sup> at 6pm to discuss the placement of the new structure etc. as to not take up so much of the board meeting time on this subject.
- Area by Boat Ramp
  - Bryant King showed the board members an Organic weed killer (Shore Clear) which he purchased and would like to use at the boat ramp area and other areas of the community. The board members approved the product as did a homeowner who has expressed his concern of the use of weed killers down by the water.
  - Mary Ann Holtzman advised the board that a homeowner that lives down by the boat ramp has been mowing this area, as the lawn maintenance company doesn't. This homeowner also advised Mary Ann that he has seen people trying to go around the gate, instead of opening it, to launch their boats and getting stuck.
  - The board needs to put fill dirt down there and eventually put the concrete poles, currently at the front of the community, down next to the gate to eliminate people from trying to bypass the gate.
- Horseshoe Pit
  - Mary Ann Holtzman advised the board that she had spoken with the horseshoe guys about the concerns brought to the boards' attention, as well as, fixing the other horseshoe pit instead of the one they currently use. They respectfully declined the request to move the pit that they use and asked that they continue to play on the existing courts, as they have for years.
  - Mary Ann gave her opinion of the weekly games, as she is consistently the board member down at the beach area on the weekends and didn't think that moving the



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pit over would solve anything. Thinks they should be able to continue playing where they have been.

- Mary Ann Holtzman motioned for \$300 to fix the existing horseshoe pits. Bryant King seconded the motion. Motion carried.
- Parcel box given to community
  - Board members decided that at this time we didn't need to install the parcel box as the mail carriers are coming into the community. Mary Ann Holtzman will get with the resident who scraps metal to see if he would like to have it to scrap
- Picnic tables –
  - Need to inspect the picnic tables in all areas of the community and see which ones need to be replaced now. We will replace them as needed for now.
  - Mary Ann Holtzman suggested that we bring the one from Fishing dock to lake and switch out with one of green ones
  - One of the picnic tables in playground area has been moved closer to the basketball court.
- Front entrance fencing –
  - Kevin Hoover reported that Keeler Fence met with him on May 13<sup>th</sup> and suggested that we get 5' fencing instead of 6' so it looked better with the gate. Was here on May 13<sup>th</sup> to measure
  - Keeler Fence suggested we install a 5 ft instead of 6 ft to match the existing gate
  - Keeler Fence has not forwarded a quote for the 5 ft fence versus the 6 ft fence. Installation cannot be scheduled until there is a signed contract. As of April 27<sup>th</sup>, we were 5 to 6 weeks out to install which puts us into first part of July as of today
  - Mary Ann Holtzman advised the board members that Jim H. was still working on getting comparable fence from a distributor for a much lower price, however, the community would need to install it. The panels are 6' x 6' with posts on both sides.
  - Kevin Hoover expressed his concern with the board and community installing it ourselves
- Fencing at the beach area
  - Bryant King presented the board with the most current pricing for fence from Wind River Fence to be put at the beach area and playground. The cost is approximately \$6,568 for both areas. Forrest Smith motioned to approve \$8000 for fencing in these two areas. Bryant King seconded the motion. Motion carried.
- Asphalt work in the community (Vacation) as discussed at the Annual meeting
  - The board decided to table this until the fall, as the fencing at the beach, playground and front entrance is going to take a lot of board/community time at this time.
- Review the community for Safety issues and come up with a plan
  - Mary Ann Holtzman volunteered to review the neighborhood and report back with any properties that the board needs to review for possible violations of the Safety Resolution



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- Boat Ramp Gate
  - New pole needs to be installed
  - Electrical permit needs to be pulled
  - XXX needs to be installed after permit obtained
  - TECO notified after XXX done and inspections done
- Sand down at the boat area of lake
  - Pursuing putting 40 yards of sand in this area. SLM has the best price.

## VI. NEW BUSINESS

- Increase Annual Assessment
  - Mary Ann Holtzman advised the board members that several homeowners approached her expressing the need to increase the annual assessments so the board could do more around the community (fix the roads; replace the ranch house etc. and have a cushion in case something happens). Was discussed briefly and will be discussed further when we get closer to budget time.
- Betty Harrell property
  - Mary Ann Holtzman called Code Enforcement to report condition of the lot, however, since not a directly affected neighbor, by the overgrown grass, they may not come out and do anything. Either Mike Lavin, Anita Hoover or Rosie/Karen can call about it.
- Maria Whipple property – Code enforcement was out her and closed out their case and recommended it to the building department for Demolition on April 29, 2020@ 10:21am. Spoke with Jennifer Gardner (same person I spoke to a year ago). Per Jennifer, Maria is fully aware of what she needs to do. Unfortunately, it will be 2022 before a Notice to Demo will be sent to her.
- Security cameras at the playground – Kat Martin reported an incident with kids. Mary Ann Holtzman spoke with grandmother
- Oversize vehicles on beach – Mary Ann Holtzman will speak with tenant concerning this and the homeowner to ensure that he has a copy of the Community Rules
- New Buoys are needed at the lake area, as well as more rope to expand the area. Cost approximately \$300 for 5 buoy and 100 ft of rope

## VII. COMMENTS FROM THE COMMUNITY

- N/A

Kevin Hoover adjourned the meeting at 8:58 pm.