



Holiday Club

**HOLIDAY CLUB
BOARD OF DIRECTORS MONTHLY MEETING
June 16, 2021**

Minutes of the Board of Directors Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 16th day of June 2021.

I. CALL TO ORDER

Forrest Smith, Vice President, called the meeting to order at 7:07 pm

II. ROLL CALL OF OFFICERS/HOMEOWNERS

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

Board Members not Present: Kevin Hoover and Brian Hoover

Homeowner's present: Jim Richardson, John Floyd, and Martin Foley

III. CURRENT FINANCIAL CONDITION

Bryant King presented the Treasurer's Report on the financial condition as of May 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 May 2021 were reviewed. Forrest Smith motioned to approve, and Bryant King seconded the motion. Motion carried.

V. OLD BUSINESS

• **Delinquent Annual Assessment**

- Bryant King spoke with the homeowner, who is delinquent with the 2019 and 2020 Annual Assessments, on June 16, 2021, in hopes of resolving prior to turning it over to the Trust attorney. The homeowner advised Bryant that he would email the board with his proposed settlement arrangement.

• **Grill at the lake**

- Grill has been repaired and just needs to be placed back at the lake.



Holiday Club

- **Front Entrance Landscaping**

- Mary Ann Holtzman spoke with Keith Bratton on May 21, 2021 and unfortunately at this time they are not able to take on our account due to staff shortage. Keith said to call them back after the summer months and they may be able to take us on at that time or at least at the beginning of the 2022.
- Keith Bratton had given me the name of Hollies Farm and Garden as a possible landscaper that could take us on as a client. Spoke to them briefly but haven't received a return phone call.
- Mary Ann Holtzman spoke with Dan (Big Yellow) several times after the May meeting and again on June 10, 2021. Dan thought that a crew had already cleaned up the weeds, planted the new annuals, replaced the plants that died from the initial planting etc., of which I advised him nothing had been done.
- Mary Ann Holtzman met with Matt, the General Manager and our new point of contact, on June 16th. We went over the list of complaints that we had with the front entrance, after Dan sent a crew over, and he advised me that he would have a crew over within a few days to correct all the issues Matt also advised me that per Dan, there isn't a signed contract between Big Yellow and Holiday Club. Mary Ann advised him that there was, and it would be emailed to both of them.

- **Ranch House**

- Board members and Jim Holtzman met on May 24th and determined the logistics of the proposed structure etc.
- Jim H. will work on site plan and placement of new structure etc. so the Special Exception can be sent to the county

- **New Power Pole at Lake**

- Pasco County rejected the initial permit that was submitted, as they stated that it needed to be a Commercial Permit. Drake Electric submitted all paperwork to the county on June 14, 2021.
- Mary Ann Holtzman paid the initial permit fees.
- Mary Ann Holtzman checked the status of permit on June 16th, as Bill Drake was on vacation, and noted that the plan reviewer was asking for a site plan. Jim Holtzman was going to call the individual requesting this in Bill's absence. Bryant King stated that the board has never had a survey done for that lake/beach area.



Holiday Club

- **Horseshoe Pit**
 - Mary Ann Holtzman advised the board that she has spoken with the guys that play horseshoes and they are aware that the board has approved \$300 for them to fix the existing pit that they play on
- **Picnic Tables**
 - Mary Ann Holtzman reported that she hasn't had the time to go around and look at the picnic tables and count how many need to have the boards replaced.
- **Playground equipment**
 - Forrest Smith reported that he needs to get with Jim Jones for the Flex Seal which is needed to fix the plastic molding of a step on one of the pieces of playground equipment.
- **Front entrance fencing**
 - Board members met on May 24th and agreed to order the aluminum fencing from the distributor that Jim Holtzman can get it from at a discounted price.
 - Board members choose the top three (3) designs that they would like depending on the availability of the distributor.
 - It was agreed that the board/community would install the gate ourselves
- **Fencing at the beach area**
 - Bryant King provided the board members with updated information/pricing on the Wind River Fence. As the board has already approved the money for the beach, Bryant suggested that we order the material for the beach and some additional pieces for the playground. Forrest Smith motioned to order the fencing for the beach area and the playground. Mary Ann Holtzman second the motion. Motion carried.
 - It was discussed to order the fencing for the beach and a few additional pieces for the playground area to make sure that the boards would work in the posts already at the playground. Bryant advised that when those posts at the playground were installed, they were set at 6' intervals instead of 8' or 16' intervals. Bryant stated that the posts could be moved as they are not concreted into the ground
 - Bryant was not sure of what the lead time for the fencing due to the delays in truckers etc.



Holiday Club

- **Boat Ramp Gate**
 - Bryant King spoke with the gate guy concerning the call box. He indicated that they have had good luck with installing the call box on a 3x3 aluminum posts and running the electric with the post.
- **Placement of Sand at lake**
 - Forrest Smith reported that at this time putting sand down at the area of the lake where the boats park, has been put on hold as a tractor is needed to spread the sand.
 - Bryant King suggested that we put this project on hold for the time being. Mary Ann Holtzman and Forrest Smith concurred.
- **Betty Harrell property**
 - Code Enforcement came out on May 24, 2021 and violated the property due to the overgrown condition of the property. The sign posted only gave 2 weeks to correct the violation. If she does not have it cut, it is possible that Code Enforcement will hire someone to come out and mow it and place an additional lien on the property.
- **Maria Whipple Property**
 - Forrest Smith asked if there was anything new with this property and if he could do anything as an adjacent owner. Mary Ann Holtzman that the county (Code Enforcement) did not condemn the property, but rather turned it straight over to the Pasco County Building department. The most current information that we have is that the building department is extremely busy, and it would be sometime in 2022 before a *'Notice Of Order To Demolish'* would be sent to Maria Whipple. Once that is sent to her, there are certain options that she has as the homeowner prior to the county having it demolished. Per a representative at the county, Maria Whipple is aware of what needs to be done with the property.
 - Bryant King reported that he had meet the company that was hired by Maria to remove some bees in the property. Bryant warned this individual of the condition of the property and that he was on his own if he proceeded with removing them.



Holiday Club

VI. NEW BUSINESS

- **4th of July Patrol**
 - Bryant King has requested Pasco County Sheriff patrol for July 4th. They will post this work order 3 weeks prior to July 4th and they will notify us if/when it has been picked up.
- **Yard Sign**
 - A homeowner, who has an Autistic child, approached Mary Ann Holtzman about placing a sign in front of their home to alert people traveling the street of this. The board discussed and agreed the homeowner could put a stand-alone 'yard' type sign in their front yard, however, the board would not be placing one.
- **SOS Sensory**
 - A homeowner advised Mary Ann Holtzman that the YELP button wasn't working, and a homeowner had to let emergency vehicles into the community earlier this month
 - Mary Ann Holtzman will go over to the Fire Department and ask why they aren't using the gate code they are assigned.
 - Bryant has spoken with Sam with SSL and the SOS sensors are on back order and will be replaced as soon as they come in

VII. COMMENTS FROM THE COMMUNITY

- Martin Foley stated that his gate code doesn't work all the time. Bryant advised him that the code in the Call Box directory is not a code that will open the gate automatically, but rather calls the phone number provided to the board. Martin confirmed that he has a gate remote, however, he has given his to the housekeeping company that cleans. Mary Ann Holtzman told him that he would send the paperwork to his wife to request a Service Provider gate code for the housekeeping company and then he could have his remote back.
- Martin Foley advised the board that he may be able to assist with material needed for the call box at the boat ramp.
- Martin Foley inquired about putting a fence up at his property. The board advised him that it needed to be on their property and adhere to Pasco County guidelines. The board advised him that information concerning fences was on the Holiday Club website. Jim Richardson stated that the deed restrictions state that fences can only be chain link fence. Several board members stated that they have not seen that in the Deed



Holiday Club

Restrictions and as long as the fence is placed on their property and adhere to Pasco County guidelines that there would be no issues.

- Martin asked if we already had a distributor for the fence, we are putting down at the beach area, to which the board advised him that we did, but thanked him for his offer.

Forrest Smith adjourned the meeting at 7:42 pm.