



Holiday Club

**HOLIDAY CLUB
BOARD OF DIRECTORS MONTHLY MEETING
August 18, 2021**

Minutes of the Board of Directors Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 18th day of August 2021.

I. CALL TO ORDER

Kevin Hoover, President, called the meeting to order at 7:08 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: Brian Hoover

Homeowner's present: Hal Bolin, Kevin Fadely, Jim Holtzman, Jim and Amy Jones, Jim Richardson and Greg Witte

III. CURRENT FINANCIAL CONDITION

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

IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Minutes for July 2021 were not prepared for review.

V. OLD BUSINESS

- **STOP sign at the corner of Weekend/Beachway**
 - Bryant King reported that we have received payment from the subcontractor that ran over the STOP sign and pole. We have ordered the new pole and sign from Arete, but unsure as to how long it will take to get replacement.
 - Bryant King suggested that we move the sign a little more into the ROW to avoid future issues with the sign. Bryant has discussed the placement with



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the homeowner whose property is adjacent to the sign, and they are fine with the placement. Bryant will probably move the existing sign into a new hole so it can be placed in the same spot, should he and/or another board member is not around when Arete replaces the sign.

- **Boat Ramp Gate/New Electric Pole**
 - Bryant King has received an updated quote from Sam of SSL, as the one we have is a few months old. As soon as we receive a new quote, Bryant will order the equipment, so we have it when the permit is approved for the new power pole.
- **New Electric Pole at Lake**
 - The permit is still with the Plan Reviewer. Due to the number of permits with the county, we cannot request that it be pulled ahead of others.
- **Front entrance fencing**
 - Mary Ann Holtzman reported that the fence is in the process of being powder coated, which is the last thing that needs to be done. Process is taking longer than expected due to staff being out with Covid.
- **Front Entrance Landscaping (Big Yellow)**
 - Mary Ann Holtzman reported that we had received an invoice from Big Yellow on August 16, 2021, for \$370 however, she has call into Matt concerning the price as it should only be \$250, per the contract. The invoice lists services completed in July for the planting of the annuals (\$250), monthly maintenance of area (\$75) and plant installation of \$45, (not sure what this fee is for). Mary Ann will send email to Dan and Matt if she doesn't hear back from them in the next day or so.
 - There is still a question as to whether we have an actual 'contract' with Big Yellow, as Matt is still telling us that we don't.
- **Fencing at the beach area (Keeler Fence quote)**
 - There was a lot of discussion concerning the quote that Kevin Hoover forwarded to the board members on July 23rd from Keeler Fence:
 - Keeler Fence met with Kevin on May 13th; however, we did not receive the quote until July 23rd.
 - Quote does not have a date on it, however, states that the quote is only good for 10 days, however, we don't know from what date, plus it is already outdated.
 - The lead time on the quote is TBD, so we need to know what the current lead time is.



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- The quote has an exclusion for 'obstructions' which is a concern due to the amount of cypress knots and tree roots in the vicinity that the fence is going to be installed at. Kevin Hoover stated that Chris looked at the area and didn't foresee any issues, however, that exclusion is still in the quote that was sent to us. Some of the board members would like either a cap for what we will be charged for any 'obstructions' or that exclusion be removed from the quote.
- Both Kevin Hoover and Bryant King had previously requested that the Aluminum fence for the front entrance area be removed from the quote, however, we still haven't received.
- Several of the board members are against the board members/community installing the fence, as they don't have the time to dedicate to do this nor do they want the community complaining about the workmanship.
- There is concern that if Keeler Fence doesn't install the fence that the warranty would be null and void
- Mary Ann Holtzman asked if we could get a sample of the fencing that they are installing so we can compare it to the Wind River Fence that we had voted on getting. Bryant King had gone to Keeler Fence the morning of the meeting to ask for a sample, however, he couldn't find anyone to give him a sample piece.
- Kevin Hoover said that he would get with Chris and go over our questions and get us an updated quote, prior to our next board meeting, so a decision can be made. The questions/concerns include:
 - Current pricing for the fence (Jim Holtzman advised that his company had been advised from his vendors that vinyl prices were going up 10% on September 1st).
 - Accurate lead time for delivery of material and/or installation
 - The exclusion of 'obstructions' either removed from the quote and/or a monetary cap for 'obstructions' to be part of the quote
 - Obtain a sample of the fence that the board members can look at (Bryant stated that he went over to Keeler Fence this morning to try and get sample of the fence, however, there was no one there that he could talk to)
- **Delinquent Annual Assessment**
 - Bryant King reported that the Trust attorney is in the process of placing a lien on the homeowner's property for the past two years unpaid annual assessments. Due to the revitalization, we can only place a lien on the two



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years since the revitalization took place. is working with the Trust's attorney concerning the homeowner who is delinquent with the 2021 Annual Assessments, as the board never heard back from them concerning the proposed settlement arrangement, they were going to send to the Trust email.

- **Betty Harrell property**
 - The property was cut by a company from Dade City on behalf of the County.
- **Safety Issue**
 - Mary Ann Holtzman asked if anyone had gone by the property that had the wooden blocks placed back in the ROW. Kevin Hoover confirmed that the last time he went by the house that they were still there.
 - Bryant King suggested that Kevin Hoover and Forrest Smith go and speak to the renter in the home asking that he place them back off the ROW prior to board having to send another letter to the homeowner. Forrest Smith agreed that we should talk to him first, in lieu of just sending the homeowner a letter.
- **Hydrilla issue in Lake Ann and surrounding lakes**
 - Bryant King stated that he had been speaking with Kim Fox (resides on Wadsworth Drive) concerning the Hydrilla issue that is becoming a fast-growing concern for Holiday Club, Parker Point, and numerous other waterfront residents of Lake Ann, Lake Bass and Lake Holiday
- **Ranch House**
 - Mary Ann Holtzman hasn't been able to work on the Special Exception paperwork due to health issues.

VI. NEW BUSINESS

- **Tree trimming of roadway**
 - Kevin Hoover bought up that it is time to trim some of the tree branches over the roadway as delivery trucks are hitting them. Mary Ann Holtzman reminded him that we can't use Tri-County Trees, as he doesn't carry workman's comp on his workers only on himself. Gave Kevin the contact information for All Pro, who we have used in the past. Kevin asked for the names of any other tree companies that he could get estimates from. Someone will need to go around with the tree companies and make a list of the areas that we need branches trimmed.
 - If there are branches on power lines, we need to call TECO and have them remove them. Just had to do this on Happy Court/Friendship during the bad



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storm. Jimmy Jones pointed out to Forrest Smith that the branches on the power lines outside his house are ones that TECO needs to be called and have them remove them

- Amy Jones pointed out that we need to look at the tree in the Lewis front yard, as Pete trimmed it last year, but told us that we really need to cut down as it is drying.
- Mary Ann Holtzman asked that the bamboo at the corner of Weekend and Nice be trimmed also as it is growing too close to the road again.
- The tree on the corner of Nice/Weekend also needs to be looked at (tree in front of Henderson's house)
- **Election of Board Members**
 - Bryant King confirmed that he was not running for re-election and Brian Hoover had previously advised the other board members that he was not going to run for re-election.
 - Amy Jones advised the board that she would run for the board again this year.
 - As of the end of the meeting, there were no other homeowners who had volunteered to run, however, Kevin Fadely had expressed that he may run again, however, he had not made up his mind yet.
 - If Kevin Fadely did decide to run for the board, an election would not have to be held as there were only two homeowners who volunteered an election would not be required.

VII. COMMENTS FROM THE COMMUNITY

- Jim Richardson asked if we were still going to put sand down at the lake where the boats parked, and we advised not at this time.
- Jim Richardson also asked about raising the assessments. Amy Jones advised that she was on the board the last time the board tried to do that and there were only 2 people that voted on the increase. She also explained that it was bad timing as it was right after there had been a special assessment, 2 years in a row for the paving of the roads.
- The biggest complaint when the board wanted to raise the assessments was what was the board going to use the money for and why did it need to be raised. Not realizing that we only had \$30,000 left in the reserves due to the roads.



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- Need to be able to show the residents what the money is going to be used for, such as a rendition of the ranch house replacement, what it could be used for, the cost etc., you may get the buy in from the community.
- Jim Holtzman asked about putting together an occasional newsletter out to the community, but
- Bryant King suggested setting up a 'Road Fund' for future paving of the roads which will be coming up sooner than we think
- At the end of the year, there is approximately \$5,000 let over from our annual assessments.
- Need to show the homeowners what we are going to use the increase in the annual assessments, such as, replacing the ranch house
- Amy Jones suggested sending out a survey again, as we did several years ago with specific questions to see what the homeowners would like done.

Kevin Hoover adjourned the meeting at 8:16 pm.