



Holiday Club

**HOLIDAY CLUB
BOARD OF DIRECTORS MONTHLY MEETING
May 24, 2023**

Minutes of the Board of Directors Monthly Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 24th day of May 2023.

I. CALL TO ORDER AND WELCOME

Bryant King, Vice President, called the meeting to order at 7:05 pm

II. ROLL CALL OF OFFICERS

Board Members Present: Bryant King, Amy Jones, Golda Graves and Mary Ann Holtzman (via Conference Call)

Board Member Not Present: N/A

Homeowners Present: Nancy Little, Susan Whalen, Barb McGregor, Hal Bolin, Gabriella Enos, Dave Barksdale, Mark Molter, Jeff Hlister, Jody Weeks, Lindy and Brenda Griffin, David and Deborah Durso, Jimmy Graves, Brian Hoover, Kevin Fadely, Barrett Smith, Greg Witte, Mike Lavin (may have been others that didn't sign the sheet)

III. ESTABLISH QUORUM

Quorum met: X Yes No

IV. ANNOUNCEMENTS

- a. Mary Ann Holtzman is on the call via conference call
- b. Ted Keough resigned as Board Director and President on May 7, 2023. The board needs to appoint a new board member

V. CURRENT FINANCIAL CONDITION

Amy Jones presented the Treasurer's Report on the financial condition as of April 2023. Bryant King motioned to approve the Treasurer's Report. Golda Graves seconded the motion. Treasurer's Report approved as presented.



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VI. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Minutes for the April 2023 monthly meeting were reviewed. Amy Jones motioned to approve. Golda Graves seconded the motion. Motion carried.

VII. OLD BUSINESS

- **Cameras at Beach Entrance and Boat Ramp**
- **New DVR and 'Tag In' Camera; Possible new application for cameras**
- **Fence update at Beach and Fishing Lake**
- **Fence by Ranch House – 2 rail**
- **Signage**
- **Landscape at Front Entrance**
 - Project completed
- **Tree trimming of Neighborhood**
 - Project completed
- **Purchase of additional decking for remaining six picnic tables**
- **Jora Lawn Service**
- **No Wake Zone on Canals**
- **Trespassing Agreement**
 - Mary Ann Holtzman sent paperwork for new Trespass Agreement to Pasco County Sheriff Department on April 28, 2023, however, hasn't been acknowledged by the Sheriff Department
- **Fourth of July Sherriff Duty**
 - Mary Ann Holtzman sent request to for Sherriff presence for July 4th from 3pm-11pm. Sheriff department will notify us when the job has been posted
 - The board will post special rules for July 4th regarding preparation of fireworks



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- **Code Enforcement Sweep**
 - Code Enforcement continues to be in neighborhood to verify if homes that received 'warnings' are now compliant

VIII. **NEW BUSINESS**

- **Tree struck by lightning on Trust property between Keough and Smith**
 - Amy Jones motioned to accept All Pro Tree and Landscaping estimate of \$1,700 to remove the tree. Golda Graves seconded the motion. Motion carried.
- **Replacing empty Board member**
 - Board members will seek out a volunteer to replace Ted Keough
- **Buoy Rope**
 - Kevin Hoover has the rope to connect the buoys, if not already done

IX. **COMMENTS FROM THE COMMUNITY**

- A homeowner stated that it wasn't the board's responsibility to call Code Enforcement/Building Department. Amy Jones stated that the board has called for a Code Enforcement sweep 4 times in the past 10 years, with the last one being in 2018. The board has a fiduciary responsibility to the community to ensure the property values of the neighborhood and ensure safety. The board clarified that all 5 board members were present at the March 2023 board meeting and agreed to have Code Enforcement do a sweep of the neighborhood. Per our legal counsel a motion was not necessary.
- A homeowner formally requested a vote be sent to all property owners, to see if the community wanted to be 'policed' by the board. The Board agreed to send out a letter to all property owners asking if they wanted the board to continue requesting Code Enforcement sweeps and/or notifying the Building Department of unpermitted work within the community. The board needs to consult with our legal counsel to confirm that the board can send out this type of document and the proper procedure to do this. The letter would be sent out within 30 days and a deadline will be given for the return of the vote. Amy Jones stated that 51% of the voting power of the community would need to approve this vote. The property owners agreed to this.



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- Amy Jones motioned that the board send out a vote to all property owners asking if the community wanted the board to call Code Enforcement and/or the Building Department going forward (after consult from legal counsel). Golda Graves seconded the motion. Motion carried.
- A homeowner brought up having a vote of the property owners to recall the remaining board of directors.
- A homeowner brought up the drive through of the neighborhood with the board members, at that time, and our legal counsel. This drive through had to do with the newly adopted *HOLIDAY TRUST, INC. RESOLUTION OF BOARD ACTION ADDRESSING SAFETY ISSUES IN SUBDIVISION (signed January 15, 2020)* and to get a legal opinion of which property owners were not compliant with the *Resolution*. The *Resolution* guidelines are a separate issue from calling Code Enforcement and/or the Building Department.
- A homeowner questioned the installation of the gate at the boat ramp. The board explained the reasoning behind it and advised the property owners that it has helped with the number of non-residents from accessing our boat ramp to launch their boats.

X. ADJOURN

- Bryant King adjourned the meeting 8:23pm