



Holiday Club

**HOLIDAY CLUB
BOARD OF DIRECTORS MONTHLY MEETING
October 21, 2020**

Minutes of the Board of Directors Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 21st day of October 2020.

I. CALL TO ORDER

Bryant King, Vice President, called the meeting to order at 7:12 pm

II. ROLL CALL OF OFFICERS/HOMEOWNERS

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

Board Member not Present: Kim Barksdale

Homeowners present: Jim Haaf, Jim Jones, Jim Richardson, and Paula Spencer

III. ELECTION OF NEW BOARD MEMBERS

Kevin Hoover – President

Mary Ann Holtzman - Secretary

Forrest Smith – Vice President

Brian Hoover - Member

Bryant King – Treasurer

Forrest Smith motioned to approve the selection of the new board members positions and Brian Hoover seconded the motion. Motion carried.

IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Minutes from the September 16, 2020 meeting were reviewed. Amy Jones motioned to approve with corrections and Kevin Hoover seconded the motion. Motioned carried.

V. CURRENT FINANCIAL CONDITION

Amy Jones presented the Treasurer's Report on the financial condition as of September 2020. Treasurer's Reports approved as presented.

VI. OLD BUSINESS

- Brian Hoover reported that the playground borders and the weed barrier have been delivered. Kevin Hoover and Mary Ann Holtzman offered the use of their equipment to remove the old mulch and move/dispose of the playground equipment. A committee and date will need to be



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established to get the area ready for the new mulch. The mulch company will need a two-week lead time for scheduling.

- Amy Jones advised that the replacement sign for the boat ramp was delivered by Arete. Amy and Jimmy Jones will put the new sign up.
- Bryant King suggested that we purchase some tree ring protectors to put around the new street signs to help alleviate damage to them when moving and weeding. The board selected the color of black. Mary Ann Holtzman motioned to approve \$200 for this project, Forrest Smith seconded the motion. Motioned carried.
- Amy Jones presented the estimate that she received from Bratton Landscaping for the front entrance area. Bratton Landscaping currently does the entrance landscaping for Ashley Lakes and Wyndam Lakes. The initial cost would be \$1,000 and then approximately \$500 quarterly. The board agreed to move forward with having a landscaping service do this for the community, in lieu of volunteers and would like to see it done for the holidays. Kevin Hoover offered to get an additional quote prior to the next meeting so the board can then vote on this.
- Bryant King reported that he changed out the gauge on the well pump, however, it is only going to 37 PSI. Bryant and Jimmy Jones spoke with Danny with Boyette Plumbing and they are going to have Danny come back out and look at it. As we already have \$350 approved for repairs, we are going to wait to see what further findings Boyette Plumbing determines is wrong.
- Mary Ann Holtzman reported that the Happy Court/Windfall project was completed.
- Demolition of ranch house was briefly spoken about. Mary Ann Holtzman advised that before we proceed we need to request a 'Special Exception' to change the zoning of that parcel to Community Rec Center in order to be able to build something other than a residence in that area. Mary Ann provided the new board members with a preliminary drawing of a possible replacement for the ranch house.
- New fencing in the community was briefly discussed. The board is going to investigate having an area up by the front entrance vacated by the county prior to moving forward with the fencing.
- The Holiday Lakes Suncoast bank account was updated with the new signers being Mary Ann Holtzman and Brian Hoover. Bryant King remained as a signer. Amy Jones and Kim Barksdale were removed as signers.

VII. NEW BUSINESS

- Forrest Smith motioned that the board continued the use of Beachway Enterprises for our bookkeeping, at the same price as previously paid. Bryant King seconded the motion. Motioned carried.
- The board is going to investigate getting a company to do quarterly maintenance spraying at the lake.
- Mary Ann Holtzman volunteered to call the Pasco County Sheriff department and have the names on the Trespassing Agreement updated with the new board members.
- Annual budget needs to be approved by November 1, 2020 and the annual letter sent out to homeowners no later than November 15, 2020. The board members will arrange a time to get this done.



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VIII. COMMENTS FROM THE COMMUNITY

- Paula Spencer inquired as to what say the homeowners have in how the board allocates funds for capital improvements in the community etc. Bryant King explained that when the homeowners elected the board members, they entrusted that the board would make responsible decisions for the welfare of the community.
- Paula Spencer inquired as to whether we were widening the roads in the community. Amy Jones explained the Road Right of Way to her and that we were not widening any roads at this time.
- Jim Haaf requested that the pole, which was placed in his front yard, identifying the ROW boundary be removed. He asked as he has decorated it for Halloween that it be removed after November 1, 2020. Bryant King advised that he take care of that and replace the pole with some other type of identifying object.
- Jim Richardson requested that the board either modify the Safety Resolution, require the board to make all residents comply with the resolution and/or grandfather those properties that currently do not comply with the Resolution. He indicated that he and his attorney found loopholes in our Trust Agreement. The board responded that the Resolution was for 'Safety' concerns and we are still in discussions. Also advised Jim that the Trust Agreement and By-laws were written in the 1960's and would require a two-third vote of the homeowners to change.
- Jim Richardson asked about forming a small advisory board of homeowners to report back to the board with ideas and comments. The board responded that all homeowners are welcome to come to the meetings and/or email the board with their questions, comments and/or concerns.
- Jim Richardson asked what type of fence he can install on his property, as per the Trust Agreement only a chain link fence is allowed. The board responded that as long it was on his property and was done so per Pasco County requirements, he could put up whatever type of fence he wanted to.
- Jim Richardson inquired as to whether anything was being sprayed down by the boat ramp, as the area from there to the dock appeared to be dying. He stated that unless the person/company is licensed to spray in these areas that there could be a fine assessed to whomever is spraying. The board responded that they would investigate getting quotes from companies that specialize in aquatic spraying.
- Jim Haaf inquired if there was anything that could be done to limit the amount of light reflected from the new light post at Happy Court/Friendship Lane, as it shines directly into their house. Mary Ann Holtzman volunteered to investigate this with TECO.

Bryant King adjourned the meeting at 8:53 pm.