



## HOLIDAY CLUB

Welcome to Holiday Club! We hope you enjoy our beautiful community and look forward to meeting you!

### **Holiday Club Website – [hlctrust.net](http://hlctrust.net)**

Includes Trust Documents, Monthly Board Meeting Minutes, Community Rules, and other pertinent information regarding your new community!

### **Holiday Trust, Inc. Board Email – [HLCTrustinc@gmail.com](mailto:HLCTrustinc@gmail.com)**

The Holiday Trust, Inc. Board is comprised of a group of elected and dedicated property owners who have volunteered to serve our unique community. The Board Email is a tool to utilize any time you wish to communicate directly with our Board members, ask questions or submit forms (we'll discuss below). We look forward to hearing from you!

**2023 - 2024 Holiday Trust, Inc. Board Members – Dave Barksdale** - President, **Barrett Smith** - Vice President, **Kevin Hoover** - Treasurer, **Jim Holtzman** - Secretary and **Anthony Noti** – Member

**Holiday Club Facebook Group Page for Homeowners** – Administered by the Board, this is a great place to receive notices, community news and postings. Please email the Board to be added as a member of this private group.

**Board Member Elections** - Held annually. Ballots are mailed in November of each year. Please contact the Board if you have an interest in serving the community.

**Annual Membership Meeting** – Held the first Saturday of December. Details are provided in the Annual Letter mailed/emailed in November to all owners. This letter includes the Proposed Annual Budget for the coming year for Holiday Trust Inc. and a Voting Proxy with a deadline to submit your vote for approval. You may vote by US Mail, use the drop box at Ranch House or vote in person at the Annual Membership Meeting.

**Annual Assessments** – Invoices are mailed/emailed following the Annual Membership Meeting in December and payment is due January 1<sup>st</sup>. Payments must be received no later than January 31<sup>st</sup> to avoid a late charge (5%). Additional penalties apply if payment is not received by March 31<sup>st</sup>. We accept Check, Money Order, Credit Card, or ACH payments ONLY.

**Garbage/Trash Collection** – Curbside pick-up is on Mondays and Thursdays, except for New Years Day, Thanksgiving Day, and Christmas Day, if these fall on a scheduled pick-up day. This service is included in your Annual Assessment payment. A community recycling program is not available. More information can also be found on our website under the “Garbage/Recycling” tab.

**Holiday Trust Inc. Monthly Board Meetings** – Homeowners are welcome to attend Monthly Board Meetings which are held the 3<sup>rd</sup> Wednesday of every month at 7pm. For meeting dates and locations, more information can be found on our website under the “Home” tab.

**Gate Opener Remotes** – Property owners are entitled to two (2) gate remotes per property at no charge. Additional remotes are available to purchase with Board Approval for \$40.00 each. Replacement of broken or non-functioning remotes will cost \$40.00 each. Pricing is subject to change. New property owners should request that existing gate remotes from the previous property owners be transferred to your name. If you lease your property, you are responsible for providing remotes to your tenants. Please use the HOLIDAY CLUB GATE ACCESS REQUEST FORM for gate opener remote requests or changes. This form can be found on our website under the “Trust Documents” tab.

**Mail Boxes** – Mail boxes are located outside the front gate area and are handled through the US Post Office. Visit the post office to receive your assigned mailbox number and mailbox key(s). The Odessa Post Office is located 0.90 miles South on Gunn Highway at 13266 Byrd Drive, Suite 100, Odessa, FL 33556.

**Common Holiday Trust Inc Areas** – Common areas for the Holiday Club Community include the beach, boat ramp, playground, fishing dock (on Beachway Lane) and the open field near the front gate area. These areas are managed by the Holiday Trust Inc. Board. Service costs to maintain these areas are included in your Annual Assessment payment. Picnic tables and grills at the beach are first come, first serve. Please contact the Board with advance notice for any parties at the lake beach area anticipating 25 or more people in attendance. Please clean up your area when you leave these premises. No pets are allowed on the Beach or Playground within the fenced areas! A complete list of our HOLIDAY CLUB COMMUNITY RULES can be found on our website under the “Trust Documents” tab. (NOTE: If you are leasing your property, please be sure to provide a copy of the Community Rules to your tenants!)

**Speed Limit** – The posted speed limit is 10 MPH. Our unique community has single lane, winding, tree shaded roads and no pedestrian sidewalks. Please drive slowly and carefully and be mindful of children and residents on foot also utilizing these roadways. Smaller vehicles and Golf Carts should safely yield to larger vehicles. Please courteously pull to the side of the road where possible and remain respectful of property.

**Guest Gate Entry** – Your Guests/Visitors are your responsibility as the hosting resident. Guests may use the Call Box at the gate for entry into the community. To utilize this option, you must add your name and phone number to the Call Box Directory. You will be assigned a 4-digit code that can be entered at the Call Box, which calls your cellphone for access permission. Please use the HOLIDAY CLUB GATE ACCESS REQUEST FORM for this request. This form can be found on the website under the “Trust Documents” tab.

**Trespassing/Private Community** - Tailgating through the IN gate and entering through the OUT gate is prohibited! The gate area is monitored by camera surveillance. Non-Residents in our private community who are not accompanied as a Guest or Visitor will be considered Trespassing. Please contact the Pasco County Sheriff at their Non-Emergency Phone Number **727-847-8102** to report trespassing or any suspicious activity. If you feel endangered or have an emergency, please Dial 911.

**Respectfully, Your Holiday Trust Inc. Board of Directors**