



# Holiday Club

## **HOLIDAY CLUB BOARD OF DIRECTORS MONTHLY MEETING August 20, 2025**

Minutes of the Board of Directors Monthly Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 20th day of August 2025.

### **I. CALL TO ORDER AND WELCOME**

Barrett Smith, Vice President, called the meeting to order at 7:04 pm

### **II. ROLL CALL OF OFFICERS**

Board Members Present: Dave Barksdale, Barret Smith, Kevin Hoover, and Mary Ann Holtzman

Board Member Not Present: Kim Szewczyk

Homeowners' Present: Jim Jones, Forrest Smith and Jim Richardson

### **ESTABLISH QUORUM**

Quorum met:   X   Yes            No

### **III. CURRENT FINANCIAL CONDITION**

Kevin Hoover presented the Treasurer's Report on the financial condition as of July 2025. Barrett Smith motioned to approve the Treasurer's Report. Mary Ann Holtzman seconded the motion. Treasurer's Report approved as presented. A six (6) month CD in the amount of \$60,053.73 opened for the Ranch House funds, allocated at the November 2024 meeting.

### **IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Minutes for July 2025 monthly meeting were reviewed. Barrett Smith motioned to approve, with corrections. Kevin Hoover seconded the motion. Motion carried.

### **V. OLD BUSINESS**

- **Hydrilla Update**
  - Updates given at the May meeting and noted in the May minutes.



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- **Tree Bids**

- Mary Ann Holtzman presented three (3) bids to cut down two (2) Cypress Trees and one tree on Vacation Lane that was on Trust property.
- Kevin Hoover motioned \$3,600 to approve AllPro Landscaping to remove the three (3) trees on Trust property. Barrett Smith seconded the motion. Motion carried. AllPro Landscaping will be able to remove trees next week.
- The board will look into trimming the Grand Oak at Nice/Weekend at a later date.

- **Road Maintenance**

- Mary Ann Holtzman presented the board with an estimate of \$14,600 to complete millings throughout the neighborhood, as an alternative to the board addressing the work incrementally. The estimate included grinding all tree roots in the neighborhood, where needed.
- Kevin Hoover provided an estimate for asphalt paving in three (different areas – Friendship/Beachway; Nice/Weekend and Friendship/Nice), as well as, down by the Boat Ramp (widen circle and paving) for \$13,500. The estimate does not include grinding the asphalt and tree roots, but a homeowner agreed to do it for no cost.
- Mary Ann Holtzman provided an estimate for asphalt paving in three (different areas – Friendship/Beachway; Nice/Weekend and Friendship/Nice), as well as, down by the Boat Ramp (widen circle and paving) for \$11,500. The estimate does include grinding the asphalt and tree roots in the cost.
- Kevin Hoover motioned \$15,000 to have millings placed throughout the neighborhood. Mary Ann Holtzman seconded the motion. Motion carried.
- The paving project for the boat ramp area will be relooked at in the fall. Will look at paving the golf cart path, at entrance to beach area at this time.
- Discussion was had about repaving/making new basketball/pickleball court. It was determined not to be a necessary improvement at this time.

- **House formerly General Store**

- The current owner is nearing completion of remodeling the exterior of the house. The only deterrent is that the front porch is on the Road Right of Way.



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- The Board concurred that consultation with legal counsel is necessary prior to advising the homeowner on the appropriate course of action.
- **Ranch House**
  - Dave Barksdale inquired whether the funds designated for the Ranch House could be used for other purposes, such as trees or road maintenance. The response was that these funds are specifically allocated for the Ranch House and cannot be used elsewhere unless a formal motion is made to reallocate them.
  - Kevin Hoover presented an estimate for \$22,876 to replace the rotted wood and replace it with new Cypress, remove screen from front porch, and add railings. Kevin stated that the contractor agreed to do it for \$20,000 as he has previously done work with Kevin.
  - Mary Ann Holtzman inquired whether the price covered a new roof, fascia, soffit, and replacement of rotten porch decking. The bid only included repairs to the rotted wood on the porch.
  - Plans included removing the window unit, installing a mini split system, relocating the drop box to the front door, and trimming the existing door instead of buying a new one.
  - A homeowner asked if the board was getting additional bids. Kevin indicated that he had a second estimate, but didn't present it to the board. Dave Barksdale asked if we needed to get a third bid and some board members didn't think it was necessary.
  - A homeowner inquired whether the board was seeking additional bids. Kevin mentioned he had received a second estimate but had not presented it to the board. Dave Barksdale asked about obtaining a third bid, and some board members expressed that they did not consider it necessary.
  - Kevin Hoover motioned \$25,000 for repairs to the Ranch House, as outlined in the submitted bid. Barrett Smith seconded the motion. The motion was passed, with Mary Ann Holtzman opposed the motion.
- **Mulch at Playground**
  - Kevin Hoover motioned \$2500 for replacing mulch at the playground. Mary Ann Holtzman seconded the motion. Motion carried.
  - The playground will be sprayed for weeds before the mulch is added.



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- **Boat Ramp**

- Dave Barksdale asked that no large amount of money be spent without board approval.
- Dave Barksdale requested that substantial funds not be used without approval from the board.
- Mary Ann Holtzman advised the board she was trying to set up a meeting with Steve at Sunbelt to go over the invoices.
- A fence is to be installed on the side of the boat ramp.
- AllPro Landscaping will take the wood still down by the boat ramp when they trim the trees for \$250. Kevin Hoover motioned to increase their estimate \$250. Dave Barksdale seconded the motion. Motion carried.
- AllPro Landscaping will remove the wood near the boat ramp during tree trimming for an additional \$250. Kevin Hoover motioned to approve the increase, Dave Barksdale seconded. Motion carried.

## VI. NEW BUSINESS

- **Old Gates and miscellaneous items by Ranch House**

- Barrett Smith wants to get rid of them. Different suggestions were made as to what to do with them.
- Concrete, old wood etc. need to be removed.

- **No boat trailer signs at beach**

- Homeowner said that he would remove them.

## VII. COMMENTS FROM THE COMMUNITY

N/A

## VIII. ADJOURN

- Dave Barksdale adjourned the meeting at 8:31pm