



# Holiday Club

**HOLIDAY CLUB  
BOARD OF DIRECTORS MONTHLY MEETING  
January 21, 2026**

Minutes of the Board of Directors Monthly Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 21st day of January 2026.

**I. CALL TO ORDER AND WELCOME**

Dave Barksdale, 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: Darin Shaffer, Bryant King, Ted Keough, and Eric Nieves

**ESTABLISH QUORUM**

Quorum met:  X  Yes \_\_\_\_\_ No \_\_\_\_\_

**III. CURRENT FINANCIAL CONDITION**

Kevin Hoover presented the Treasurer's Report on the financial condition as of December 2025. Mary Ann Holtzman motioned to approve the Treasurer's Report. Barrett Smith seconded the motion. Treasurer's Report approved as presented.

**APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

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

Minutes for November 2025 monthly meeting were reviewed. Dave Barksdale motioned to approve. Kevin Hoover seconded the motion. Barrett Smith opposed the section of minutes under *Comments From The Community* concerning the issue with resident parking on Trust property. Motion carried.



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Minutes for 2025 Annual meeting were reviewed. Barrett Smith motioned to approve. Kevin Hoover seconded the motion. Motion carried.

Minutes for 2025 Organizational meeting were reviewed. Barrett Smith motioned to approve. Kevin Hoover seconded the motion. Motion carried.

## V. **OLD BUSINESS**

- Road Maintenance
  - Discussion about continuing the road repairs. Some board members don't think millings are the answer. Board agreed to get 3 paving companies to come out and assess the roads and give us their opinions and bids of best way to fix them.
- Boat Ramp Repairs
  - Kevin Hoover advised board that \$18,000 has been spent on the boat ramp (fixing call box twice and maintenance/repairs) since 2022.
  - \$6000 was spent in 2025, of which approximately \$5000 was when call box was struck by lightning on July 4<sup>th</sup>.
  - It was suggested that the call box could be moved away from gate, so it is not in the ground as it currently is
  - Need to ask gate company how far away the call box can be to avoid lightning strikes and still recognize signal
  - Could the call box be put on something other than the metal post?
  - Boats can still get in the water because the fence to the side of the boat ramp has never been installed. Homeowner volunteered to help with installation.
- Ranch House Repairs needing completion
  - Kevin Hoover will have someone install the bricks on the front underneath the porch.
  - Mini split AC still needs to be installed.
  - Rotted boards on porch still need to be replaced and porch painted



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### VI. NEW BUSINESS

- Notifications to Owners
  - Mary Ann Holtzman asked Kevin Hoover, if he could make a note to have all Trust notifications to Mike Oleson and Craig Johnson mailed vs emailed to them.
- Damage to fence at entrance of Community
  - Mary Ann Holtzman notified *Suncoast Cycle Sports* (property on the other side of the White Fence by entrance to community) that there was damage to their fence caused by a delivery truck and not by a resident of the community. Offered the camera footage and name of delivery company, if they wanted it.
- Trespass Agreement
  - Agreement renewed through 2027
  - Mary Ann Holtzman to verify all board members on noted on agreement.
- Increasing Number of Board Members
  - Dave Barksdale mentioned adding Ted Keough as a board member, increasing the number of board members to six (6). Kevin Hoover seconded the motion. Motion carried.

### VII. COMMENTS FROM THE COMMUNITY

- Any thoughts of putting a fence around the back of Ranch House (well etc.)
- Speed bumps need to be painted
- Purchasing new lights for the Fence posts at entrance
- Cleaning area behind Ranch House
- Green fence and concrete posts, on side of Ranch House, need to be removed
- Speeding issue in neighborhood
- Opening the gates during peak hours to cut down on wear and tear and to reduce maintenance repairs
- Palm Tree planted on Trust property on Beachway. Is the board going to ask to have it removed?
- Any thoughts of getting liability insurance on Ranch House now that repairs have been made. Board member it would be difficult getting even Fire Insurance
- Question was asked who was paying annual assessment on dock in the lagoon (still in name of deceased previous owner) The current owner of said property pays them

### VIII. ADJOURN

Dave Barksdale adjourned the meeting at 8:25pm