



# Holiday Club

**HOLIDAY CLUB  
BOARD OF DIRECTORS MONTHLY MEETING  
February 19, 2025**

Minutes of the Board of Directors Monthly Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 19th day of February 2025.

**I. CALL TO ORDER AND WELCOME**

Dave Barksdale, President, called the meeting to order at 7:05 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 Holtzman, Jim Richardson, Ted Keough, Andrey Kupchenko, and Kyle Alessi

**ESTABLISH QUORUM**

Quorum met:  Yes  No

**III. CURRENT FINANCIAL CONDITION**

Kevin Hoover presented the Treasurer's Report on the financial condition as of January 2025. Barrett Smith motioned to approve the Treasurer's Report. Dave Barksdale seconded the motion. Treasurer's Report approved as presented.

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

Minutes for January 2025 monthly meeting were reviewed. Kevin Hoover motioned to approve. Dave Barksdale seconded the motion. Motion carried.

**V. OLD BUSINESS**

**• Road Maintenance**

- Dave Barksdale spread rock in areas where there were holes/drop offs, as a temporary fix.



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- Jim Holtzman getting asphalt millings to repair the holes/drop offs in the roads. The Board approved \$580 for this project.
- There are several roads which need the middle sections fixed. Nice Lane will be repaired first as most damaged. Funds for this will need to be motioned for.
- There is a 10'x20' area at the Boat Ramp which needs to be fixed prior to boating season.
- **Picnic Tables**
  - Material has been ordered and should be delivered by the middle of March.
- **Trust Cell Phone**
  - The phone has been received.
- **Cameras**
  - Mary Ann Holtzman voiced her concerns about the existing cameras being used. Life of batteries are poor, need to have continuous feed, cameras need to be hard wired vs using batteries etc.
  - Mary Ann Holtzman will try and get to CCTV to get pricing for new cameras prior to the March meeting.
- **Annual Assessments**
  - There are 14 property owners which have not paid assessment to date.
- **Tree Trimming**
  - Jim Richardson advised that AllPro Tree and Landscaping would be starting on Friday (February 21<sup>st</sup>) with the tree trimming.
  - Barrett Smith advised that a homeowner came to him to determine if a tree in his front yard was on Trust property as it needs to be removed after lightning strike. Barrett will locate the corners of the property to determine whose property it is on.
- **Exit Gate**
  - Sunbelt did maintenance on the exit gate motor and appears to be working properly.
- **Florida HOA/Condo Certification**
  - Mary Ann Holtzman and Dave Barksdale completed the 4-hour HOA Certification course.
  - Completion of the course must be completed by the end of March.



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## VI. NEW BUSINESS

- **Pressure Washing**
  - Mary Ann Holtzman will get with Polley to pressure wash fence at Lake area, white fence at front gate, bricks at the Ranch House
- **Notes from HOA 4-hour Certification course**
  - Password on Website must be installed. Mary Ann Holtzman will get with Go Daddy to put password on the website.
  - Correspondence made by a Board member needs to be done via the Trust email account and not their personal email account. Should a litigation issue arise, a Board members personal computer will be subject to can be taken. Trust emails should have signatures to include members name and position.
  - Agendas and all contracts/bids being discussed at the meeting must be uploaded to the website 48 hours prior to the meeting.
  - Bids over 10% of the annual budget (\$10,000) must have 3 competitive bids.
  - Trust cannot have a debit card, as use of one is a felony.
- **WhatsApp**
  - Mary Ann Holtzman suggested that the board consider using an app like WhatsApp to separate communication with board members vs using a continuous text message.
- **Beach Sand**
  - Barrett Smith motioned \$2,000 for beach sand by Easter time. Dave Barksdale seconded the motion. Motion carried.

## VII. COMMENTS FROM THE COMMUNITY

- N/A

## VIII. ADJOURN

- Dave Barksdale adjourned the meeting at 8:01pm