



# Holiday Club

## HOLIDAY CLUB

### BOARD OF DIRECTORS MONTHLY MEETING

January 15, 2025

Minutes of the Board of Directors Monthly Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 15th day of January 2025.

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

Dave Barksdale, President, called the meeting to order at 7:02 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, Bryant King, Tanya Smith, Pat Thayer 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 October 2024. Dave Barksdale motioned to approve the Treasurer's Report. Barrett Smith seconded the motion. Treasurer's Report approved as presented.

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

Minutes for October 2024 monthly meeting were reviewed. Kevin Hoover motioned to approve. Dave Barksdale seconded the motion. Motion carried.

Minutes for October 2024 Budget meeting were reviewed. Kevin Hoover motioned to approve. Dave Barksdale seconded the motion. Motion carried.

Minutes for November 2024 monthly meeting were reviewed. Kevin Hoover motioned to approve. Dave Barksdale seconded the motion. Motion carried.

Minutes for December 2024 Annual meeting were reviewed. Kevin Hoover motioned to approve. Dave Barksdale seconded the motion. Motion carried.

Minutes for December 2024 Special meeting were reviewed. Kevin Hoover motioned to approve. Dave Barksdale seconded the motion. Motion carried.

## **V. OLD BUSINESS**

### **• Road Maintenance**

- Discussion about allocation of funds to start a 'Road' account and allocating 10% of next years budget specifically for the roads.
- Discussion about fixing one street at a time, with concentration being on the edges of the roads and Nice Lane (middle of the street)
- Road by boat ramp needs to be looked at prior to boating season.

### **• Picnic Tables**

- Kevin Hoover motioned \$4,000 for the purchase of the decking material (Decks and Docks) and hardware (Tri-City) to complete the 6 remaining picnic tables. Dave Barksdale seconded the motion. Motion carried.
- Mary Ann Holtzman will order the material from Decks and Docks.
- Bryant King volunteered to cut the boards, as he had cut all the prior tables.
- Discuss was had about placing a piece of galvanized steel on the bottom of some of the tables to stabilize them.

### **• Ranch House**

- The board has tabled this for the time being.

### **• Trust Cell Phone**

- Mary Ann Holtzman will get hold of her contact at T-Mobile to obtain a cell phone for the Trust.



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- **Cameras**
  - Board agreed that different cameras needed to be researched for the front gate and beach area, prior to connecting the Arlo cameras that were purchased. Several homeowners offered to buy the Arlo cameras should the board go with another system.
  - Mary Ann Holtzman and Barrett Smith both volunteered to look into other alternatives.
- **Tree Trimming**
  - AllPro Tree and Landscaping provided a quote for \$7,400 for tree trimming throughout the neighborhood. This project is for removing overhanging tree branches over the road only.
  - Homeowner asked if the tree on Vacation Lane, which a woodpecker is destroying, can be looked at prior to tree trimming.
  - Mary Ann Holtzman asked that the six (6) cedar trees on trust property on Happy Court be trimmed as there are hanging and dead branches.
  - Kevin Hoover motioned \$8,000 to trim the tree branches. Dave Barksdale seconded the motion. Motion carried.
  - Jim Richardson told the board that it would probably be the end of February or early March before the trees would be done.
- **Rodent Issue**
  - Although not a board issue, Dave Barksdale spoke with homeowner concerning rodent issue brought to the board's attention.
- **Exit Gate**
  - Dave Barksdale will call Sunbelt to come look at see what the issue is with the exit gate not opening and/or only closing part way.
- **Trinity Odessa Leadership Council**
  - Kathy Starkey asked for HOA/CDD board members to join this council. Mary Ann Holtzman joined the council to represent Holiday Club

## VI. NEW BUSINESS

- **BOIR (Beneficial Ownership Information Report)**
  - Filed with FinCEN on December 27, 2024, at the request of the Holiday Trust attorney.
- **Sunbiz**
  - Sunbiz was updated with the current Board Members information.



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- **Certification to Secretary**
  - Board Members signed the Certification to Secretary, which will be sent to the Trust Attorney
- **Annual Assessments**
  - Invoices sent to homeowners in mid December with payment due January 1, 2025
  - Kevin Hoover reported the approximately 60% of the assessments have been received.
- **Lake Ann Preservation Group (LAPG)**
  - Kevin Hoover will give Bryant King a check for Holiday Trust portion.
- **Florida HOA/Condo Certification**
  - All board members must take this course due to changes in July 2024
  - 4 Hour course
  - New Board members (Kim) need to complete within 90 days.

## VII. COMMENTS FROM THE COMMUNITY

- N/A

## VIII. ADJOURN

- Dave Barksdale adjourned the meeting at 8:00pm