



Holiday Club

HOLIDAY CLUB

BOARD OF DIRECTORS MONTHLY MEETING

February 18, 2026

Minutes of the Board of Directors Monthly Meeting of Holiday Club, Odessa, FL, held at the Ranch House on the 18th day of February 2026.

I. CALL TO ORDER AND WELCOME

Dave Barksdale, President, called the meeting to order at 7:03 pm

II. ROLL CALL OF OFFICERS

Board Members Present: Dave Barksdale, Barret Smith, Kevin Hoover, Mary Ann Holtzman, Ted Keough and Kim Szewczyk (via phone)

Board Member Not Present: N/A

Homeowners' Present: Darin Shaffer and Ryan Kennedy

ESTABLISH QUORUM

Quorum met: X Yes _____ No _____

III. CURRENT FINANCIAL CONDITION

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

Kevin Hoover presented the Treasurer's Report on the financial condition as of January 2026. Mary Ann Holtzman motioned to approve the Treasurer's Report. Ted Keough seconded the motion. Treasurer's Report approved as presented.

IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Minutes for January 2026 Monthly board meeting were reviewed. Dave Barksdale motioned to approve. Ted Keough seconded the motion. Motion carried.



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V. OLD BUSINESS

• **Road Maintenance**

- Kevin Hoover has been in contact with Gator Paving about the shifting and cracking observed in the newly paved section at Vacation/Nice. Gator Paving has agreed to inspect the site. Gator Paving suggested that installing stakes might help prevent these issues in the future.
- Mary Ann Holtzman pointed out that there was no base layer beneath the asphalt. Kevin Hoover stated that Gator told him they usually put base down and then 1 ½ inch of asphalt, but for our project they compacted ground and put 4" asphalt and no base.
- When Gator Paving comes out to look at Vacation/Nice, we will ask to get an estimate for millings.

• **Annual Assessments**

- Kevin Hoover reported that 17 homeowners are delinquent on assessments.

• **Boat Ramp Repairs**

- Dave Barksdale motioned a \$2,500 cap allocated on repairs for the boat ramp this year. Unused repair funds will carry over to next year. Mary Ann Holtzman seconded the motion. Motion carried.

VI. NEW BUSINESS

• **Sunbiz Renewal**

- Sunbiz updated to reflect all current board members

• **Vacant Property on Beachway**

- This issue will be referred to Code Enforcement.

• **Well Pump**

- Barrett Smith turned breaker off as pump was constantly running.
- Pressure switch looks ok; Pressure switch 30/50.
- Barrett Smith will call Boyette Plumbing
- Landscaping sprinklers are not working due to this.

• **Windfall Issue**

- Mary Ann Holtzman spoke with Paul Wilson after his email; he is seeking a solution before the rainy season.
- The drainage ditch needs to be cleared out and sloped so that water flows toward the woods.
- Barrett Smith is going to call someone he knows to get a price to dig out and slope the ditch.



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- **Drainfield Agreement**
 - Mary Ann Holtzman motioned to approve new agreement between the homeowner and the Trust once the dimension of the drainfield is obtained. Barrett Smith seconded the motion. Motion carried.
- **Vehicle Parking on Trust Property**
 - The homeowner indicated that the vehicle in question will be relocated once the branches hanging over the driveway are removed, which may require several weeks. The other homeowner agreed with this arrangement.
 - Amending the *Road Safety Resolution* to ban parking in community areas will be discussed at the March meeting.
- **Proposal from X Property Care**
 - Board received proposal to do lawn maintenance for the community for \$600/month. After discussion, board decided to stay with Jora.
 - Mary Ann Holtzman will send email to X Property Care with our decision.
- **Walk through Gate**
 - Needs adjustment as does not close all the way.
- **Sunbelt**
 - Exit gate is closing properly now so Mary Ann Holtzman will call to cancel the appointment as they cannot come out for at least a week.

VII. COMMENTS FROM THE COMMUNITY

N/A

VIII. ADJOURN

Dave Barksdale adjourned the meeting at 8:00pm