

**Holiday Beach Property Owners Association
Monthly Board Meeting
May 10, 2016
6:00 pm**

Board Members Present:

John Leleux, Albert Lee Byrom, Bill McLain,
John Bradley, Warren Demaree, Jason Polasek, Analisa Kennedy

Call To Order: 6:00 pm Welcome by John Leleux

Establish that a quorum is present: Done

Approval of Minutes from April 16, 2016:

Minutes approved Motion made by Lee 2nd Jason all in favor
Lee addressed the format of addressing the Board at the end of a meeting.

Financial Report:

Ted was not present tonight. We do not have a financial report.

Motion by Lee to table a review of our Budget - John Bradley 2nd - All in Favor - Motion Carried.

Board Member and Committee Reports:

Subdivision - Architectural - Jason Polasek

Plans 95 and 96 Pompano have been approved. 10 Northview has not been approved as of yet

Boat Ramps and Piers - John Bradley

Nothing to report on the boat ramp this month. When Marshal gets back we will check on settlement. Fishing Pier issues checking out on electrical needs. No return calls as of yet will try to get some other contacts. Concern from a resident about screws and nails sticking up on the pier. John took care of some of the issues. Might want to secure a couple of volunteers to reattaching some of the deck boards. It does need to be done.

County Liaison: Peggy Bourg made an application for the open position to the Board in April.

Pools and Parks: Bill McLain

Information about update on pools stated later in minutes.

New Property Owners: Analisa Kennedy

I have had Jody keep a log of the number of people visiting the lobby in an effort to see what the interest in the area is related to. Purchase of land and houses in the area seems to be of main interest. I would like to have cards made for us to have as a pick up in the lobby with all of our website information and contact info for the area.

Jody has sent me information on deaths in our community and I have sent out cards from the Board.

Ladies Group met last month and will have their next meeting May 19th at 6:00 here in the Community Center. Dianne Neilsen is in the process of making a Grant Application for a Butterfly Garden.

Mr. Demaree – Comments about wanting to continue to help with HB as needed. John stated that he is a valuable asset to HB.

Old Business:

Abandoned motor homes and derelict vehicles. Has taken care of some of the violations. Letters have been sent on numerous occasions in reference to the abandoned motor vehicle.

St. Charles Loop is the only issue we have about the person living in a 5th wheel.

If they meet the county rules and codes according to David Gill.

180 Day rule when in violation trailers have to be removed.

Board will address this issue.

John Leleux stated we are not in the position to pick on anyone. We need to enforce the by-laws and do what we need for all of us.

Fences around the boat launches – Bill has been working on the pool and the fencing as a test run to see if it is what we need for the boat ramps. Still need the small boat ramp surveyed.

Lee motion to get survey small boat ramp - Analisa 2nd - All in Favor – Motion Carried.

John – We have 3 main issues Pier – Ramp – Pool these issues are always on a need to fix list.

Just so everyone knows we are trying to get these items budgeted so everyone knows what we need to get done.

Mortgage the old pool area and come up with funding to fix boat ramps. This is a creative idea and see if it will give us funds to repair what we need to fix.

Again comments and apologize to the audience if we hurt anyone's feelings

Lee made a motion that we propose to do a needs assessment for all properties we need to fix. Create a budget to fix these items so that we know what we are working with...formulate for each entities so we know what we need and what we have to spend on each of them...budget for external entities of Holiday Beach for the 2017 year. At present we address this each and every meeting...

this would help us know what we have and what we need to fix these items, Pier – Ramps – Pools.

John Bradley added that we also have a maintenance budget to each line item.

Ronnie Lore – Belaire address statements about what you need and who would do that?

You are identifying needs – Lee amenities.

John Bradley – questions about other needs to be addressed.

Lee stated he would like an outside person assist us with that. Needs assessment will let us know basics.

John Leleux addressed some of what we inherited. Items were listed for some of the items addressed. However the funds that were used we were not up to speed.

We inherited lump sums of funds not designated.

We need someone to do a scope of work with bids from qualified contractors as to what we need to do to make things a viable piece of property.

Motion Reviewed – Bill McLain 2nd - All in Favor - Motion Carried.

Formation of Committee to address By Laws and Enforcement – Lee stated that it would be a good idea for us to have individuals assist with this. We have already addressed the by laws but we need enforcement from individuals

How does it difference from the county as opposed to subdivision?

John Leleux

When this area was developed it was created by those who created the subdivision. To amend takes a large vote. The county has ordinances which is nuisance and abatement. A by law and deed restriction is attached to Holiday Beach in Aransas County.

Comment from member in the audience stated that the county has actually been down and cleared some of the road areas and they deserve a thanks. Tim Irwin also helped with the clearing.

We are working with the county and requesting we get what we are due.

Lee we need to enforce our By Laws and need a committee ---Bill McLain –Jason Polasek along with Lee will work on this.

Furniture in office – We need to get something. We can do this administratively.

New Business:

Peggy Bourg is here tonight and she would like the position of County Liaison

Lee made a motion – starting now – Analisa 2nd - All in Favor – Motion Carried.

Peggy stated she would like the Board to be able to contact her 361-946-6242 you can call or text

Discussion and Welcome!

John stated a few comments about the Pathways.

Pool Trespassing Issues – Bill taken care of Memorial Weekend it will be open. Charges will be filed if we have trespassing.

Discussion about the need to stagger Board Terms – Lee brought this up as what we walked into blind. It will take an amendment to our By laws

Motion made by Lee to send out a vote to stagger our terms.

Discussion – to be addressed when we send out the letter for the annual letter meeting vote in person or by proxy. This will help us stay functional.

Amendment of the By Laws

John Brady 2nd - All in Favor - Motion Carried.

Need to set a date for a work meeting.

Comments from the Audience:

David Gill – If you have culvert pipes and they are clogged the county will come and clean them out.

County road and Bridge – Road Maintenance

Staggered terms instead of voting for a position list the positions numerically Board discusses position. Similar to School Board voting.

Budget comments about a management board – with comments about how it might be organized.

Anna Gill asked about the possibility of doing an annual budget anniversary date.

Bill stated that the amount of work it would take for that one month would be a huge overtime situation where as now we have a constant income stream for the entire year.

Anna stated that she would like this to be addressed as it is how other businesses manage to create a budget in knowing what they have to work with for a year instead of hoping everyone pays their monthly fees. It would help with creating a budget.

David asked about the funding that is outstanding. John Leleux stated we are getting some of the funds back that are owed.

Question about increasing dues. John Bradley stated let us do a needs assessment first.

Anna Gill asked about raising funds and compared it to the votes. Example of \$100. per lot one vote per lot vs votes per ownership.

John stated that we follow the By Laws that we have.

John stated said that you should have 1 vote per property owner.

David addressed the possibility of raising funds for the lots.

David stated that an assessment attached to usage of amenities. Such as an example for fees of pier, pool, boat ramp. If you use it you pay one fee instead of a single fee for all.

John Leleux stated that he appreciated David's response and what our community is willing to do to enhance our community. Since 1964 we have inherited so many things that need to be addressed and what we can do to improve. Through community support we can get improvements.

Peggy Bourg asked where Deed Restrictions and By Laws are given to people when buy their homes? Usually at the Title Company and they are also located on our HB Web Site. Analisa stated that several Real Estate Agents have stated how much they appreciate our informative site.

Next Door Holiday Beach has over 100 members.

Fran Lohr – 74 Belaire concerns about high tides and water levels stated that maybe we all could go in as a mass of concerned citizens to get work done. John addressed the situation with how we are working with the county on multiple issues. Marshal Lightman is in constant contact with the Commissioner to ensure our needs are being heard. Peggy Bourg will also be an asset to help with all our concerns

No further discussion.

Motion to Close: Bill motion to close meeting - Lee 2nd - All in Favor - Motion Carried.

Holiday Beach Property Owners' Association, Inc.
Balance Sheet
As of May 31, 2016

	May 31, 16
ASSETS	
Current Assets	
Checking/Savings	
1000 · Checking	
1002 · Boat Ramp Reserve	460.00
1004 · Cash Reserve	3,783.92
1006 · Pier Replacement Reserve	252.50
1008 · Pool Repair Reserve	1,593.46
1009 · Security Lighting	1,803.25
1000 · Checking - Other	52,395.78
Total 1000 · Checking	60,288.91
1010 · Imprest Fund	100.00
Total Checking/Savings	60,388.91
Accounts Receivable	
1200 · Accounts Receivable	-2,965.54
Total Accounts Receivable	-2,965.54
Total Current Assets	57,423.37
Fixed Assets	
1500 · Property & Buildings	132,868.25
1510 · Accumulated Depreciation	-97,514.18
1520 · Community Center	42,776.51
1530 · Boat Ramp 2014	113,662.50
Total Fixed Assets	191,793.08
TOTAL ASSETS	249,216.45
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	1,125.47
Total Accounts Payable	1,125.47
Other Current Liabilities	
2100 · Payroll Liabilities	
2101 · Fed WH	220.90
2102 · FICA WH	355.90
2103 · FMed WH	83.27
2104 · FUTA	44.01
2105 · TWC	19.85
2100 · Payroll Liabilities - Other	6,394.55
Total 2100 · Payroll Liabilities	7,118.48
2220 · 2013 Boat Ramp Loan	27,072.15
Total Other Current Liabilities	34,190.63
Total Current Liabilities	35,316.10
Total Liabilities	35,316.10
Equity	
3000 · Opening Bal Equity	102,056.44
3900 · Retained Earnings	61,774.63
Net Income	50,069.28
Total Equity	213,900.35
TOTAL LIABILITIES & EQUITY	249,216.45

Income	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	TOTAL
0.70 Annual Maintenance Assessment	11,705.84	10,460.00	10,232.50	5,411.24	8,728.50	6,489.33	4,060.00	9,015.39	15,915.49	12,977.86	11,075.59	10,884.32	116,956.06
PTF	350.00	550.00	750.00	400.00	1,101.89	931.11	450.00	650.00	850.00	509.66	542.00	1,050.00	
Resale Certificates	0.00	0.00	225.00	225.00	375.00	300.00	150.00	75.00	150.00	75.00	150.00	225.00	
Totals	12055.84	11010.00	11207.50	6036.24	10205.39	7720.44	4660.00	9740.39	16915.49	13562.52	11767.59	12159.32	116956.06
General Donations	15.00	17.50	60.00	0.00	5.00	50.00	0.00	0.00	50.00	15.00	50.00	100.00	362.50
Lamar VFD	0.00	15.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	50.00	0.00	150.00	240.00
Pool	0.00	0.00	0.00	105.00	0.00	0.00	10.00	40.00	135.00	235.00	0.00	10.00	535.00
Boat Ramp	20.00	245.00	65.00	60.00	100.00	140.00	10.00	100.00	204.00	130.00	25.00	315.00	1314.00
Pier	15.00	145.00	60.00	160.00	170.00	170.00	44.00	45.00	339.00	69.00	180.00	45.00	1272.00
Legal Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	0.00	0.00	5.00
Street Light Project	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parks and Other	0.00	0.00	15.00	0.00	0.00	0.00	0.00	0.00	20.00	5.00	0.00	25.00	65.00
Donations	50.00	422.50	200.00	325.00	5.00	360.00	89.00	185.00	748.00	509.00	255.00	645.00	3793.50
Miscellaneous Income & Benefits	65.00	84.00	76.00	38.00	59.00	37.00	7.00	43.00	60.00	60.00	93.00	77.00	699.00
Total Income	12170.84	11516.50	11483.50	6399.24	10269.39	8117.44	4756.00	9968.39	17723.49	14131.52	12115.59	12981.32	121448.56
Operating Expense	(6985.66)	2569.52	119.88	238.74	0.00	286.46	0.00	8.95	0.00	7.50	0.00	1139.50	(2615.11)
Office Expenses	154.67	370.15	155.76	155.27	161.27	123.23	140.72	302.30	141.12	193.23	89.07	141.13	2127.92
Communications	287.04	374.70	371.74	421.91	114.70	118.09	105.84	116.68	257.85	123.09	145.70	114.87	2552.21
Water	47.20	47.20	47.20	47.20	47.20	47.20	47.20	47.20	47.20	47.20	47.20	47.20	566.40
Trash	647.04	730.84	777.57	725.19	677.28	661.06	91.95	663.99	587.14	591.89	579.00	614.15	7347.10
Electric	(5849.71)	4092.41	1472.15	1588.31	1000.45	1236.04	385.71	1139.12	1033.31	962.91	860.97	2056.85	9978.52
Utilities	1409.94	413.64	392.25	108.25	108.25	108.25	108.25	108.25	388.19	108.25	208.25	108.25	3570.02
Parks & Building	1128.00	1440.00	336.00	906.29	555.00	690.00	670.00	0.00	505.00	975.00	750.00	416.19	8371.48
Landscaping	221.07	547.71	840.46	465.30	549.03	646.39	124.48	191.58	49.33	41.11	165.13	3934.96	7776.55
Pool	0.00	1232.97	243.57	0.00	0.00	240.00	0.00	0.00	0.00	0.00	0.00	2852.12	4568.66
Pier (state Fee & Repairs)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Street Light Project	0.00	16.00	0.00	0.00	1257.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1273.06
Boat Ramp Repairs	2759.01	3650.32	1812.28	1479.84	2469.34	1694.64	902.73	299.83	942.52	1124.36	1123.38	7311.52	25559.77
Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3361.00	0.00	0.00	3361.00
Windstorm	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1593.00	0.00	0.00	1593.00
Flood Insurance	598.92	598.92	598.92	598.92	598.92	598.92	598.92	1777.75	592.51	592.68	592.58	592.58	7142.70
General Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
D & O Liability	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	207.00	0.00	0.00	207.00
Workers Compensation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
State Unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Federal Unemployment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Insurance	598.92	598.92	598.92	598.92	598.92	598.92	0.00	1777.75	592.51	5753.68	592.58	592.58	12303.70
Payroll	3234.50	3254.00	1807.00	1780.50	1844.50	1718.00	1385.00	1654.50	1770.75	1357.50	1766.75	1788.75	23361.75
Payroll Taxes	247.43	2499.57	138.23	136.20	1905.75	131.42	105.95	222.53	135.46	103.86	1418.44	136.83	7181.67
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2897.03	0.00	0.00	0.00	0.00	2897.03
Business Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lamar VFD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Legal Fees	60.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00
Taxes and Miscellaneous Expenses	3541.93	5803.57	1945.23	1916.70	3750.25	1849.42	1490.95	4774.06	1906.21	1461.36	3185.19	1925.58	33550.45
Total Operating Expense	1050.15	14145.22	5828.58	5583.77	7818.96	4770.10	2779.39	7990.76	4474.55	9302.31	5762.12	11886.53	81392.44
Net Income (Loss)	11,120.69	(2,628.72)	5,654.92	815.47	2,450.43	3,347.34	1,976.61	1,977.63	13,248.94	4,829.21	6,353.47	994.79	40,056.12