

Holiday Beach Property Owner's Association, Inc.
Monthly Board Meeting
October 8, 2016
4:00 PM
Agenda

Call to Order – John Leleux, President

**Present – John Leleux, President - Marshal Lightman, Vice President – Kim Krueger, Treasurer Lee Byrom, Parliamentarian - Terry Nielsen, County Liaison - Analisa Kennedy, Secretary
John Bradley, Boat Launches and Pier**

Establish a Quorum is Present according to Lee Byrom.

**Approval of Minutes from August 13, 2016
(No meeting Sept. 13, 2016 due to lack of a quorum)**

**Marshal motion to accept Minutes from the August 13th Meeting - John 2nd - All in Favor
None Opposed - Motion Carried.**

**Financial Report – Kimberly Krueger, Treasurer
Reviewed Treasurer report**

Budget Comment - John Leleux stated that if anyone has questions about budget or anything else we will be glad to listen at the end of the meeting. Took time to print off extra copies of the Budget Report.

**Marshal motion made to accept Treasures Report as presented – Lee 2nd- All in Favor
None Opposed – Motion Carried.**

Board Member Committee Reports:

**Subdivision & Restrictions – Jason Polasek not present
Analisa stated that Jason has Letters in reference to Deed Restrictions and Violations and will be pursuing them accordingly.**

**Pool & Parks – Vacant (Analisa Kennedy -Fill In)
All is going well we continued to have the pool open per community requests and anticipate closing it by the end of October based on weather. We had to have the sand replaced in the filter and it has made a huge difference.
There is currently an opening for this position and I would like to encourage individuals who have an interest in serving to please contact us.**

**Boat Ramps & Pier – John Bradley
John checked on boat ramp and it appears that the hump on the southwest corner is a little higher than it was as it seems to be about 2 inches higher. Sediment on the North side of this launch and a bump on the South. Will keep an eye on it. Fishing Pier – Monday morning John will take some screws and mend some of the areas.**

John Leleux – comments about previous issues with the Boat Ramp and what we inherited from the previous Board. We are trying to catch problems before they get any worse.

Analisa statement about pier and security. We had security on Labor Day Weekend and it was very successful in deterring folks that do not belong here. We also noted that numerous individuals were entering using the same card. This issue will be dealt with when we cancel all of the cards December 31st and reissue them in January. We will also be able to make sure that the dues are collected prior to individuals getting new cards.

Aransas County Liaison – Terry Nielsen

Got with AEP reference vines on Power lines. Mosquito spray once a week – Dunks are out on Monday.

Comment about Clean Up – John Leleux addressed the misunderstanding that was done. We were trying to have a dumpster come for our clean up and then there was a misunderstanding between the entities. A flat bed trailer for ditch trash as opposed to having a community dumpster was the problem with communication. Discussion about using Facebook as a platform for complaints.

Lee Byrom introduced himself as the Parliamentarian and why he has not been available. Lee stated that he is employed with Sinton ISD and a dear friend of his has been diagnosed with a serious illness and unable to complete his position of coach. Lee has stepped up which requires him to be unavailable for standard Board Meeting times. He stated that he understood if anyone had an issue with his attendance that he would submit his resignation if needed.

New Property Owners & Office – Analisa Kennedy

Explanation of kiosk – expenses. We had an electric issue which fried our computer information to the point that we were having trouble retrieving information. Our AC was due a cleaning and a check but we are still on warranty for that. The Kiosk is on track to get the map and the FAQ Box put on and the other side can be used for the community to post items on if needed. The reason people come into the office is to drop off dues, ask questions, and look at the map. The drop box takes payments, the Map on the Kiosk will assist with those questions, and the Phone System allows individuals to get a call back or be referred to the Web Page.

Old Business:

By Laws and Deed Restrictions Update- Marshal

Conversation about the By-Laws and Deed Restrictions going back to the 1960's. They have only

been changed a couple of times. We are in process of having an attorney looking at what we need to do to make sure we are in compliance. We will have kind of a Town Meeting to ensure that everyone is educated on what needs to be changed. Voted by community –

John Leleux - We are not changing the By-Laws – We are trying to get in Compliance with State Law. This Board is concerned about the Future of Holiday Beach.

We are after the correct terminology and State Compliance.

Insurance Information – Marshal reviewed his review of the current insurance and making corrections. Board Insurance is being put in place again. Umbrella Insurance to cover us on Liability. We need to vote on the invoice and the Umbrella for the liability. On the renewals they may come and do a physical check of all of the amenities.

GSM Insurance Marshal made a Motion for the amount of \$5263.00 for Umbrella and Liability Insurance to be paid – John Bradley 2nd – Lee Byrom not in Favor and asked to not be included in the insurance of the Board – Vote showed 6 in Favor – 1 Opposed – Motion Carried.

Conversation about Board Insurance:

John Bradley stated that his personal insurance stated he would have had to sign a waiver because of being on a Board. It is not uncommon for individuals on Boards to be sued.

Lee Byrom conversation about the expense of individuals covering the Board Members. Concerned about that kind of fee. \$3800.00 to cover all of the Board Members for Liability Insurance. It was noted that the previous Board also had this kind of insurance. John state that if I am going to put myself in this position this should cover us.

Marshal discussed previous problems from previous Board and insurance issues. The Insurance covers the Board and the Actions of the Board. This is not an uncommon item for Boards to have of all kinds.

Conversation:

John – As an example what you see in front of you is \$117,000. of unpaid Holiday Beach POA Dues. Some of these individuals owe over \$4000.00. We also have a lot of money owed to us on property that the County owns and we need to look at those too. We are diligently trying to collect these funds and do our job. However, one of the things that causes us problems are the questions we get asked about each and every little expense we have like the Kiosk. Folks these are decisions we make to run this POA as best as we can. Everyone is welcome to contact me personally and I will sit down with you and explain what we are doing and why we are doing it, This Board is Open and transparent in what we are trying to do. Remember, We Live Here Too!

There are a lot of individuals who find it easy to get on these social media sites and bash what we are doing and yet they never come to Board Meetings. If you have questions and concerns, come to the Board Meetings.

Shanda Kutej – Audience – Question about amenities. New to HB and was not sure as to what was available and the process. Analisa stated that she would be glad to go over any needs she had in learning about what we have for Holiday Beach.

Annual Billing Update:

John explained all billing statements will be due at one time.

Reason – How do we formulate a budget without knowing what we have coming in? We determined that October would be a good month to have as our billing date in that it gives us time to collect the dues and have an idea by December what we can create an annual budget. The last Board had \$346.00 for pier repair as an example. This was all that they had allocated. By getting all of the billing at one time we can then put all of the funds together and then prepare a budget. The Process – We took each individuals account and divided it by 12 to determine their monthly rate. By doing this we were able to prorate each account to be paid up through

October 1, 2017. Next October we will send all bills out at the same time.

Marshal – we will have an annual CPA. We tried to look at getting a CPA when we first came on the Board but at about \$5000.00 we did not have the funds. John – Please take this message back to the community as what we are doing and why we are doing it this way.

New Business:

Select Priority Action Items:

Pay off Boat Launch Note – We currently owe \$22,500. on the Boat Ramp Loan. We have \$66,200 in the bank. If we pay off this note the 1 Belaire Property which has a lien for this note will be clear. We would then have an asset to cover emergencies if needed. We have bids on to repair the pier 50-60,000 and the replace it for \$160,000 these are ideas and examples.

Move the paying off of the Boat Launch to an Action Item for Next Board Meeting.

Analisa asked that the Board recognize an email that was sent from Terry Ermis reference the items on our Agenda marked as Priority Action Items. John Leleux addressed the email from Mr. Ermis by stating that we have had a lot of discussions on and off over the year and Mr. Ermis is correct in his statements about the cameras needing to be up around the Pier first. We have had a lot of abuse of our amenities and this would certainly help get things on track. The items we have listed are items we have heard from other property owners as well as from our Board.

When we had our Annual Board Meeting we had reports and photos with lots of different ideas for us to look at. Mr. Ermis pointed out that we have discussed the cameras for over a year and have not acted on them yet. Until we actually had funds to do this we have not been able to move forward. We need to put this on for next month.

Pave /Black Top/ Cover Parking Lot Boat Launches

Pave/Black Top/Cover Parking Lot Fishing Pier

Fence Boat Launches Perimeter (no passes yet)

Security Cameras at East and West Entrances-

Rental Charges for Community Center- need to address charges increased for cleaning.

WEB Page Blue Domino needs to up for discussion at the next Board Meeting so we can look at updating our WEB Page to be more user friendly may get a New WEB Server.

John stated he has been a supporter for the fencing of the launches and cameras and tracking vandalism. Until we have a handle on a true budget we can not truly have Action Items until we know what we can afford to do. We brought these as New Business so that we can propose action items to then vote on.

Comments from Audience:

Gloria Ziegenhals – 2 Ramps discussion about the Garbage Trucks and Dump Trucks driving through the Boat Ramps. They drive too fast and are tearing it up. If we block the one side they will tear it down. John Leleux - When we have the camera and fence we are going to

prosecute.

Gloria: I have issues with the Chalk Boards, I was told by a Board Member that we could not put up announcements. (Analisa stated she had responded to Gloria) Those Boards do not belong to the Board. We should be able to put announcements on them as the community. Lee Stated that the Board had previously told him that the Chalk Boards were for announcements from the Board otherwise it would be covered with every little sale going on. He stated an example. Gloria stated that the Board had a corner they could use for their meetings and the rest should be for the community to write what they want.

Ruth Ann Delaney – What will be done about the voting with so many individuals who are not here. Proxy votes come into place. The vote will require 2/3rds Majority of POA for any changes in By-Laws. Once we have changes with some of the By-Laws there be an opportunity to have changes. Some of them are very out dated and possibly not in State Compliance

Gloria – Question about for sale signs on the corner coming into Holiday Beach. We never had these before until we stopped putting it on the Web Site. John state we will put it on the agenda. I was told again by a Board Member that y'all aren't doing that right now. (Analisa had addressed this with Gloria)

Terry Nielson introduced a new business in the area with a brief statements of service provided.
Cary and Rich Tire and Repair – 24 hour mechanic Service
Rosa's Tire Shop 6573 Hwy 35 N New place open
Day or Night – flier will be on the North side of the Kiosk.

Lee asked what was going to be needed to be put on the Agenda:
Web Questions and Issues – Use of Chalkboards – Community Center
Saturday Board Meetings – Hopefully a Volunteer for the Pool and Park Position
Establish a Plan to collect the Outstanding Dues from Individuals.
Find out what to do about Aransas County Property in HB
Cameras at the Pier. Paying off Boat Launch.
Note: Other items may be added prior to the meeting.

Gloria – problem on Star Fish issues with trucks, wrecked car, and trailers. Lee stated check with the county. Specific Issues – you need to remember HB does not own the Roads or the Culverts. Write a letter to the County if it is an issue that they need to take care of.

Another Home Owner stated that the vehicles in question on Star Fish belonged to his family and the wrecked car was that of his wife and per the insurance company it had to stay there.

Shanda – new homeowner on Channel View – Who do we talk to reference to if we have questions about the area and different rules? Analisa stated to call her and she would direct them to the proper person or information. By-Laws and Deed Restrictions do a good job with basic guidelines.

Question about the weeds in some of the lots - Terry weeds have to be 36 inches or taller.

No other comments from the Audience.

John Leleux stepped away from the position of Board President to address the Audience as a Home Owner – Introduction of the Board and what they do. He stated that if anyone has an issue with the Board or himself he does not appreciate problems that are put on FB sites we do not belong to any of these sites as they are just a Drama Club... if you want to be a part of Drama fine but then come up and attend the Board Meeting and get your facts. It is real easy to not have the facts and then complain about it on one of these Facebook places or get all worked up and start problems in the community. As the Holiday Beach Board we are also part of the Community. We are not up here doing things just for us. Everyone here is a volunteer and are spending a lot of time up here trying the best they can to make all of this better for all of us. Marshal – there are now pending lawsuits against FB issues. John closed his personal address by adding that all of us are elected and welcome others to consider running for the Board too.

Terry stated if you have any complaints please contact him.

Analisa stated that Sunday we will be folding and stuffing the October Invoices and Letters and could use any volunteers around 11:00.

**Next Board Meeting will be on Saturday November 12, 2016 at 4:00 pm
We will also consider having all Board Meetings on Saturdays to afford Weekend Property Owners the opportunity to attend.**

Marshal made a Motion to Adjourn - Terry 2nd - All in Favor – None Opposed – Motion Carried