

Holley By The Sea Improvement Association, INC. BOD Minutes Special Meeting of the Board of Directors September 28, 2010

Roll Call: Christina Koenig, Joe Sipp, William Stuart, Jim Mitchell were present.

Confirmation of Notice: Notice posted timely

Approval of Minutes: No minutes to approve

Report of Officers: No Reports

New Business:

Meeting expectations: The President of the BOD discussed how the meeting would be conducted to ensure compliance with 720 and the HBTS covenants.

Purchase of used vehicle for HBTS use: A discussion of the current vehicle condition and reason for the replacement identified a need to replace the current vehicle. Motion was made by Jim Mitchell to table and bring leasing options to the next BOD meeting. Bill Stuart 2nd the motion. The motion was passed with a 4 to 0 vote.

Purchase of Beach House Furniture: Beach house furniture options were presented for the tables and chairs. The durability and quality of the proposed furniture was discussed with input from attending members of the HBTS. .

Motion was made by Jim Mitchell to purchase 100 folding chairs of the model Drake by Vision Furniture @ 42.00 dollars each. William Stuart 2nd the motion. The motion was passed with a 4 to 0 vote.

Motion was made by Jim Mitchell to purchase 10 tables for Sam's Club Stock White 60 inch @ 99.88 dollars per table. William Stuart 2nd the motion. The motion was passed with a 4 to 0 vote.

Variance Request from Adams Homes:

New home at B31/L16 – 2021 Pelican Lane

Side entry Garage drive way is closer than 10 feet to side property line. The driveway will not impede drainage to any properties and has been approved by the ACC. This type of variance has been granted to other properties.

Motion was made by Joe Sipp to approve the variance for the driveway to the side entry garage as proposed. Jim Mitchell 2nd the motion. The motion was passed with a 4 to 0 vote.

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Old Business:

A/C Repairs: A proposal was presented to remove and replace the continuous soffit vent. The current soffit vent is corroded beyond repair and must be replaced to permit proper ventilation of the space below the roof. The repair will restore the ventilation to the air space under the roof. This should reduce heat and moisture build up, and minimize mold problems. A discussion concluded the problem must be repaired.

Motion made by Jim Mitchell to table the request to approve the current bid and solicit at least two additional bids for comparison before making a selection. William Stuart 2nd the motion. The motion passed with a 4 to 0 vote.

Mold Remediation: A proposal was presented for mold removal. The current status of the recommendation for the removal of mold found at HBTS was reviewed. Recommendations were made that the BOD understand the removal method, and solicit several bids. The current proposal was from the company that remediated previous mold problems at HBTS.

Motion was made by Jim Mitchell to solicit additional bids for mold removal. William Stuart 2nd the motion. The motion was approved with a 4 to 0 vote.

Approval of 2011 Budget and Assessments: Two operating budget proposals were presented to the BOD to decide on for the 2011 budget. A discussion of the proposed HBTS budget proposals included the boat ramp (off of 399), HBTS street lighting (who should pay the cost), the current inflation rate (deflation versus inflation), status of the economic impact on the HBTS residents (fixed income, military pensions, area economic status), the reserve fund status, the Newsletter (possible increase), and staffing requirements (training of staff and increases in benefits). In summary the community members present requested that the BOD must optimize the spending and maintain the current rate.

Motion was made by Jim Mitchell to approve the Holley by the Sea Improvement Association, INC. proposed 2011 operation budget #A - 365 dollar assessment. William Stuart 2nd the motion. The motion was approved with a Christina Koenig, William Stuart, Jim Mitchell voting for the motion. Joe Sipp voted against the motion. The motion passed.

Meeting Adjourned