

**HOLLEY BY THE SEA IMPROVEMENT ASSOCIATION, INC.  
BOD MINUTES  
REGULAR MEETING 3-8-11**

**Roll Call:** Christina Koenig, Jim Mitchell, Joe Sipp, Bill Stuart, and Lee Steinert in attendance.

**Confirmation of Notice** – Notice posted timely

**Approval of Minutes:** 2/11 approved with changes 5-0.

**Officers Report** – Christina Koenig gave presentation on meeting procedures/decorum

Joe Sipp spoke briefly about current legislation affecting HOAs

Bill Stuart spoke briefly about the audit report

Jim Mitchell – Motion to fix the time to which to adjourn to 8:00PM and if necessary to re-convene Monday 14<sup>th</sup> at 9:00AM. Bill Stuart 2<sup>nd</sup>, Approved 5-0.

**GM Report** – Wendy Hoeflich reported that the audit was complete with a clean opinion and asked for approval of the audited financial statements. Bill Stuart made a motion to accept the audit report, Joe Sipp 2<sup>nd</sup>, Approved 5-0

**Committee Reports** – VAC Committee asked for vote on updated procedures – Jim Mitchell, motion to accept the VAC's updated procedures, Joe Sipp 2<sup>nd</sup>, Approved – Jim Mitchell, Christina Koenig, and Joe Sipp voting in favor, William Stuart and Lee Steinert abstained.

**Point of Order by Mr. Traynor** – Mr. Traynor accused Mr. Stuart of not being a proper BOD member and demanded he leave the BOD table and not vote on issues. The BOD did not address this allegation at this time.

**Covenant Committee** – Mr. Peterson reiterated the need for the BOD to make a decision on whether or not to move forward with trying to change the covenants. Jim Mitchell made a motion to schedule a special BOD meeting to discuss the covenants, 2<sup>nd</sup> by Joe Sipp, approved 5-0.

Old Business:

**Architectural Cases:**

Request for Variances:

**6728 Fairmont St.: Fence Setback** – Motion to deny variance request by Bill Stuart, 2<sup>nd</sup> by Joe Sipp, Motion failed - 2-3 (Lee Steinert, Joe Sipp, & Jim Mitchell voting against - Bill Stuart and Christina Koenig voting to approve)

**6656 Bryant St.: Shed Setback** – Motion to Approve Jim Mitchell, 2<sup>nd</sup> Joe Sipp, approved 5-0.

**2474 Houston Circle: Storage of boat without an enclosure** - Matter removed from agenda – settled prior to meeting

**7596 Loop St.: Boat without an enclosure** – Motion to deny request made by Joe Sipp, 2<sup>nd</sup> by William Stuart, approved 3-2 (Bill Stuart, Joe Sipp, and Christina Koenig voting to deny request and Jim Mitchell and Lee Steinert opposing).

Request for Legal Action:

**Procedure for Variance Requests – Jim Mitchell Motion to Approve, 2<sup>nd</sup> Bill Stuart – Motion tabled to allow Mr. Steinert more time to review.**

**Draft of Guidelines Manual – Tabled to allow BOD members time to review**

**New Business:**

**Proper Use of HBTS forum – Tabled**

**\* items on agenda addressed out of order due to time constraint\***

**Request for Usage - Lanham – Motion to approve if they are a legal family by Jim Mitchell, 2<sup>nd</sup> Joe Sipp – Approved 5-0**

**Request for Usage - Spring – Motion to approve due to hardship Jim Mitchell, 2<sup>nd</sup> Bill Stuart, Approved 5-0**

**Request for Usage - Casey – Tabled for more information**

**Mr. Traynor's Point of Order – Addressed by the BOD at this time. Jim Mitchell motion to send information to legal to determine Mr. Stuart's eligibility to sit on the BOD. 2<sup>nd</sup> by Joe Sipp – Approved 5-0.**

**Beach House Rates – Motion to accept the committee's recommendations of price point and to expand the scope of the committee by Jim Mitchell, 2<sup>nd</sup> Bill Stuart, Approved 5-0.**

**Approval of Social Club Formation Policy – Motion to approved proposed policies omitting the line that states the Association can purchase minor supplies by Jim Mitchell, 2<sup>nd</sup> Joe Sipp – Approved**

**Discussion of Requested Social Clubs – Motion to approve HBTS Fishing Club by Jim Mitchell, 2<sup>nd</sup> Joe Sipp – Approved 5-0.**

**Purchase of Ball Machine – Motion to discuss by Jim Mitchell, 2<sup>nd</sup> Joe Sipp, Approved 5-0. Motion to purchase Playmate Ace Ball Machine by Jim Mitchell, 2<sup>nd</sup> Joe Sipp, Approved 5-0.**

**The above approved motion to fix the time which to adjourn was enacted at 8:06 PM**

Meeting Continuation Monday 3/14 @ 9AM

Meeting Called to order at 9:05 AM 3/14/11

Roll Call: Jim Mitchell, Bill Stuart, Joe Sipp, and Lee Steinert in attendance, Christina Koenig absent

**Proper Use of HBTS Forum – Tabled until all 5 BOD members present per Mr. Mitchell's request**

**Discussion of Requested Social Clubs (discussed again due to multiple requests)- Approval of HBTS Democratic Club by Bill Stuart, 2<sup>nd</sup> Jim Mitchell, Approved 4-0.**

**Purchase of Bikes** – Motion to purchase one recumbent bicycle by Lee Steinert, 2<sup>nd</sup> Bill Stuart, Approved 3-1 – Joe Sipp Abstained

**Replacement of Mirrors in Aerobics Room** – Tabled until Association is satisfied moisture issue has been resolved.

**Tennis Court Re-Surfacing** – Motion to approve bid from Court Devil by Lee Steinert, 2<sup>nd</sup> Joe Sipp, Approved 4-0.

**Nominating Committee** – Tabled to advertise for more volunteers

Meeting Adjourned

Open Forum

Sincerely:

*Lee Steinert*

Lee Steinert

Board Secretary

Holley by the Sea