

HOLLEY BY THE SEA IMPROVEMENT ASSOCIATION, INC.
BOD MINUTES
REGULAR MEETING 5-10-11

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

Confirmation of Notice – Notice posted timely

Approval of Minutes: 3/11 and 4/29 approved 4-0.

Officers Report – None

GM Report – Jennifer Barrett reported that the cash fund balance was \$2,372,000.00, Reserve funds/Repairs and Replacement fund balance \$337,633.00, and Reserve fund improvements balance was \$141,856.00. Current amount of assessments collected for 2011 assessments is \$1,565,000.00 with about \$186,000.00 still outstanding. We have collected 91% of assessments due. This is about 2% behind our 2010 collection rate.

Air Conditioning Update – Joe Sipp reported that ATC did a Microbial Test that showed there was a lower mold content inside then outside. The only areas of concern were the youth room, the accounting and architectural offices. They recommended cleaning with HEPA vacuuming, and wiping down any nonporous surfaces with a mild detergent solution. These rooms should also be air scrubbed for 24 hours with an HEPA filtered air cleaning device. ATC are industrial hygienists. Jackie Goebel reported that for the past 7 months they have been working on all the AC units and the airflow issues. Five more additional return vents have been added in the west end of the building and several more in the east end have been added. At 4pm the owner of Engineered Cooling Services called her and sent her a report to say that they were going to get this fixed. He is committed to fixing the problem. We are not paying them any more money for the additional work. There has been a 65% increase in the airflow in the east end of the building.

Committee Reports –

Social Committee – Bob Geller reported that the current committee fund balance is \$487.88. Easter Breakfast had 100 people and had a negative income of \$145 due to the Moon Bounce. They expected that. The yard sale will be May 14th and will cost \$5.00 a space or \$10.00 for a table. There are 15 people currently signed up. Snacks will be provided at from a local vendor at cost and sold for a little more. June summer dance is scheduled for June 10th at a cost of \$10 per person. Finger snacks and sodas will be provided. BYOB. 25 people must sign up to make the cost of the DJ. Nothing is planned for July and August. They would like to do a 5K walk or run for a charity. A member has suggested a beautification committee. They would like to get some volunteers together to help the community. Larry Larson offered to look into this further. Jim Mitchell and Christina Koenig asked if Larry could come back to the board with some more detailed information. Larry said he would.

Violations Appeals Committee – Nothing to report

Tennis Committee – Nothing to report

Beach House Committee – Brooke Goldberg suggested doing some landscaping around the swampy areas around the beach house. There are some stumps left from the last hurricane that need to be removed. The wet areas cannot be mowed. The committee has reviewed the area but would like to check with the EPA and ACE to see if they can do anything with the area and if they need permits. Jim Mitchell asked if we can put Sea Oats or shrubs to create a boundary in the area. Brooke stated the priority should be the stump removal. Jackie will get some estimates on the stump removal. Christina Koenig stated that some previous work was done after Ivan. Pat Traynor stated that before Ivan there was sand put on the beach with the approval of the EPA. Jim Mitchell asked if they could come up with a proposal for the BOD. Jim Mitchell made a motion for the committee to find bids for the stump removal. Joe Sipp seconded the motion. Motion passed 4-0.

There is an issue with the hours with of beach house. The Sunday rental hours start at 8 am but the recreation center does not open until 9am. The committee is recommending that if the beach house rental should start prior to the facility opening, an employee be provided for opening the beach house.

They would like a cost analysis regarding utility costs and paper product costs to compare with rental cost for the beach house. They want to balance out the beach house costs.

Finally Brooke will be gone for the summer, so Neal George will be the interim chairperson until she returns.

Pool Dome Committee – Jason Goldberg suggested scheduling two more special BOD meetings to hear the proposals from two more companies for a permanent structure and solar heating options. Joe Sipp stated that the board is only trying to be informed on the choices for the structure, not making any decisions at this time. James Mitchell asked if it is considered a capital improvement if a permanent dome is put up. Jason stated he does not know. At this point they are only fact finding what the structure would cost in comparison to the current costs for the inflatable dome, the heating of the pool and the maintenance of it. Pete Peterson stated he feels this is a capital improvement, however, in his opinion, the covenants state we only need a majority vote for a capital improvement if a special assessment to cover the cost is proposed. A special BOD meeting is set for the 20th of May to discuss the Keenan and Sons, Inc. proposed pool enclosure. Billy Neal pointed out that in the May 2003 Board Minutes, the HBTS planning committee did a survey regarding having a permanent structure. The results out of 139 responses 58% agreed, 32 % disagreed and 10% had no opinion. Billy suggested readdressing the survey.

Nominating Committee – John Longdin stated they have put together a draft proposal of questions for the candidates. They have the resumes of the 4 people running. He stated the Committees meeting with the candidates will be open to listen to. He requested a date that the board wants the committee's recommendations by. Christina stated they wanted the recommendations by Tuesday the 24th. A special board meeting to hear the recommendations was scheduled for that day.

Architectural Cases:

Request for Variances:

2362 Pineneedle Dr.: Driveway setback for new home-side entry garage. Driveway will be 4'8" from property line – ACC recommends approval. 3-0 vote. James Mitchell made a motion to approve, 2nd by Joe Sipp, Motion passed 4-0

7445 Brevard St.: 72' x 10' parking pad on the side of the garage will be 5 feet from the property line. – ACC recommends approval. 3-0 vote. Motion to Approve Jim Mitchell, 2nd by Joe Sipp, Motion passed 4-0.

Builders Bond forfeiture:

2010 Indigo Dr.: Failed final inspection and home was occupied before final inspection. ACC recommends forfeiture of bond. Jim Mitchell made a motion to allow two weeks to fix problems and give back bond if approved for final inspection. Joe Sipp seconded the motion. The board discussed why bonds are revoked for allowing homeowners to move in before final inspection. Billy Neal pointed out this issue with builders had been previously discussed and the decision to withhold the bond had been approved. Motion failed with a 2-2 vote. A motion was made by Joe Sipp to withhold the bond. Lee Steinert 2nd the motion. Motion passed with a 3-1 vote. (James Mitchell voted no).

Request for new committee members:

The ACC committee recommended Frank Valensi and Cecil Everett as members for the committee. Motion to Approve Jim Mitchell, 2nd by Joe Sipp, Motion passed 4-0.

Request for Lee Steinert to be the interim committee Chairman.

Motion to Approve by Jim Mitchell, 2nd by Joe Sipp, Motion passed 3-0. (Lee abstained from the Vote).

Final Inspection of Home improvement projects:

Billy Neal spoke about the ACC coming up with a final inspection process for homeowner improvements. The need for it was explained by several projects that were not built as approved. He suggested a process by which when a homeowner completed a project they would need to call and have the final project approved. The proposal would have to include the resources to have the project inspected. Christina Koenig suggested figuring out how many hours would be required to implement this and suggested it be brought to Wendy to see if additional staff could be hired to accomplish this and look at the current architectural workload.

Old Business:

399 Boat Ramp – Improvement/repair – Jackie stated she has some older bids for repairing the boat ramp. Dan Ramsey said perhaps the fishing committee could look into the costs of repairing the ramp and improving the property. Pat Traynor said he has seen boats launched there in the past. He stated the 399 property looked shabby and would like to see it improved. The fishing committee agreed to look into the matter and make suggestions to the board. James Mitchell made a motion to approve the repair of

the boat ramp for under \$20, 000.00. Joe Sipp seconded the motion. Motion amended by Christina Koenig to get Army Corps of Engineers (ACE) approval before any work is done and the old bids are rebid. Motion passed 4-0. Motion was made by Jim Mitchell have the Fishing Club liaison to work with Jackie to get the bids and standards for the 399 boat ramp. The motion was seconded by Joe Sipp. The motion passed 4-0.

ACC Policies –

Billy Neal stated the Yard and Lot Maintenance policy has been reviewed by Michelle Anchors attorney at law and discussed by the Architectural committee. James Mitchell asked if the board was allowed to make such policies. It was agreed that the covenants allowed for the board to approve reasonable policies. Pete Peterson cautioned to check with the covenants to make sure nothing was not in direct violation with the covenants. Billy Neal stated the attorney said it was not in violation of the covenants. Pat Traynor wanted to know who decided if a policy was reasonable. He felt we were infringing on people's rights. Pete Peterson stated in article 6 it says the board shall be authorized and empowered to establish reasonable rules, regulations and policy. The policy is to be included with the ballots. Motion to Approve Jim Mitchell, 2nd by Joe Sipp, Motion passed 4-0.

New Business:

Request for Usage – Buring/Citrus St. – Having a house built by Whitworth and would like to use the facility before the home is complete. Discussed that the builder can do a transfer of usage to the family until the lot ownership is transferred back into their names.

Request for Usage – Louer / 7174 Siesta St. – Mother and Father and 3 children renting a 4 bedroom home requesting usage for 5. Motion to Approve Jim Mitchell, 2nd by Joe Sipp, Motion passed 4-0.

Request for Usage – Dale / 6961 Loysburg St. – Usage is for the owner's Mother. Motion to Deny by James Mitchell, 2nd by Joe Sipp. Motion passed 4-0.

Request for late fee and interest waiver – Holiday Builders – Stated they didn't get their statements until January. They had moved and did not provide us with their new address. Joe made a Motion to deny. 2nd by James Mitchell. Motion passed 4-0.

Request for late fee and interest waiver – Lomax – Joe made a Motion to deny. 2nd by James Mitchell. Motion passed 4-0.

399 Entrance sign improvement - The person who requested the item on the agenda was not at the meeting. Pete Peterson stated someone mentioned that someone questioned why the 399 sign does not look like the 98 signs. Pete stated that at the time

the new signs went in the Hidden Creek Estate residents liked having a different sign. Discussion ended as no further information was available.

Approval of James Hayden as the CPA for the Ballots - Joe made a Motion to approve. 2nd by James Mitchell. Motion passed 4-0. Pete Peterson wanted to know how many members returned ballots, and how many of them are valid. The board agreed to add that to their requirements to the CPA.

Request for usage - Bakster Family of 4 in a 3 bedroom. Motion to Approve by Jim Mitchell, 2nd by Joe Sipp, Motion passed 4-0.

Electronic record conversion – Lee wanted to ask Wendy to do a cost analysis in converting paper records to an electronic format. Also he wanted to know the cost difference between converting from this point forward and the cost to include historical records.

Meeting Adjourned

Open Forum

Sincerely:

Lee Steinert

Lee Steinert

Board Secretary

Holley by the Sea