

**Holley By The Sea
Board of Directors Meeting
April 11, 2006
7:00 P.M.**

MINUTES

President Simpson called the meeting to order at 7:00 p.m.

Roll Call: Mr. Collins, Mr. Kizer, Mrs. Gardner, President Simpson and Mr. Harrington present.

Mr. Collins determined there was a quorum and Mrs. Rinehart stated the meeting notice was posted according to Florida Law.

Approval of Minutes: Mrs. Gardner I move we accept minutes as distributed with changes. 2nd by Mr. Harrington. Motion passed 5-0.

Mr. Sauer, Mr. Williams and Mr. Bordelon presented a proposal to place R.I.B.S in the Greenland area in Holley By The Sea. Mr. Williams would like to sell a portion of the greenbelt property to Holley Navarre Water System. Discussion. Both attorneys presented their sides of the issue. Mr. Kizer abstained due to relationships with involved parties. Mr. Collins I move to deny request to sell property from the Trust to Holley Navarre water systems. 2nd by Mr. Harrington. Motion carried 4-0. Mr. Kizer abstained. Sale denied.

President's Report-President Simpson announced a homeowner had a lawsuit against the association. Nationwide has assigned an attorney on behalf of Holley By The Sea. President Simpson reported he received a notice from the planning and zoning offices at Santa Rosa County for a change of a R-1 zone to a R1-A on Apple's Way. The county is holding a meeting to discuss this issue on April 27, 2006 at 6 p.m. This would affect the Parkers and he will give a copy of this to them.

Holley By The Sea community cleanup will be on April 22nd with a BBQ following the cleanup and members can sign up at the front desk.

President Simpson added under old business a proposed amended budget for discussion to be presented at the next Board meeting. Under Old business the transfer of funds. Mrs. Gardner added Variances to the agenda.

Treasurer's Report-Mr. Harrington reported operating account \$1,081,562.89, Hurricane fund \$325,387.07, repairs/replacement fund \$\$127,287.20, Improvement fund \$363,421.02. The outstanding assessments total with interest, late fees and legal totals \$115,594.33.

Board Members Report-none

GM Report-Mrs. Rinehart reported:

- GAB Robbins will be at Holley By The Sea the 1st part of May to complete the reserve/replacement study
- Lawn Mowers have been ordered and will be here early part of next week
- One bid received for the landscaping of the ponds with an estimate of \$15,000 for natural plants native to Florida we are waiting on more bids
- The pool fencing is completed and maintenance is painting the fence.
- The roller for the tennis courts is repaired.
- New parking lot lights will begin on Thursday with the new concrete poles.

- The security gate will be worked on since there is a short with the wire reading the access cards.
- Beach raking will take place this week along with the delivery of the sand for the beach.
- The dome will be taken down Easter Sunday when we are closed.
- The pavilion on the south side electrical replacement is underway.
- The leak in the family pool and wading pools has been completed.
- Introduction of Linda Massingill as the new architectural liaison.

Mr. Collins asked Mrs. Rinehart if she filed a claim with the insurance company regarding the pool leaks. Mrs. Rinehart stated she had filed a claim.

Mr. Kizer asked what brand of lawnmowers was ordered. Mrs. Rinehart replied they were Husqvarna brand.

Committee Reports-

Mrs. Laurie Gallup stated she was working with the county to clean out the debris in the drainage systems in Holley By The Sea. Mrs. Gallup stated she had received \$30,000 from the state for the tree grant.

5-year Planning Committee-Mr. Neal Rogers presented a draft of the 5-year planning committee to the board of directors. He announced Mrs. Adell Crouch, Mrs. Angela Disher, Ms. Crystal Levinson and Mr. Lee Steinert were on the committee. Mr. Rogers stated there would be a town hall meeting for the members on Tuesday, May 16th at 7:00 p.m.

Architectural Committee-Mr. Steinert reported there were 5 finals completed. There are 5 variances for the Board tonight.

Hidden Creek Estates Architectural Committee- Mr. Karl Knoch reported there was a couple of violations and no new starts.

Nominating committee report-Mr. Crouch reported the committee had conducted the interviews for the board positions. However, 2 of the candidates were late turning in their applications. Mr. Fred Printiss addressed the board and stated he turned in his application somehow it was misplaced. Mr. Collins I move to add the name to the list of candidates. 2nd by Mr. Kizer for discussion. Motion failed 1-4.

Mr. Crouch stated the committee recommended Mr. Neal Rogers, Ms. Teresa Baisinger and Mrs. Laurie Gallup to the Board. Mr. Kizer I move the board accept the committee recommendations. 2nd by Mr. Harrington. Motion passed 5-0.

Old Business-

Architectural Variances:

Manning-block 92 lot 10 partial tree clearance-Manning with Intergrity Homes would like to do a partial tree clearing of pines to help determine what type of custom home to build leaving as many trees as possible. Mr. Kizer asked if there were any plans submitted and did we collect a deposit. Mrs. Masingill stated no money or plans have been submitted. Mr. Harrington I move to denied the variance. 2nd by Mrs. Gardner. Variance denied 5-0.

Parsons-2552 1st court Hidden Creek-Mr. Parsons would like to install a shed in Hidden Creek that is not brick or stucco. Mr. Kizer I move to grant the variance. 2nd by Mr. Harrington. Motion passed 5-0.

Wolverton-6925 Liberty Street-construct a shed that is 480 square feet with a shingle roof. Mr. Kizer I move to grant the variance. 2nd by Mr. Harrington. Motion passed 4-1. Against Mr. Collins.

Wilcox- 7374 Brevard Street (Hidden Creek)would like to construct a brick Poolhouse/greenhouse that is 800 sq. feet- Mr. Harrington I move to grant the variance. 2nd by Mrs. Gardner. Motion passed 4-1. Mr. Kizer against.

Steele-1949 flamingo Lane-Mr. Steele would like to install a hurricane shelter in his back yard made of concrete, metal door and 1 window. Mr. Kizer I move to deny the variance. 2nd by Mr. Harrington. Motion denied 5-0.

Bordelon-Sale of Greenbelt to Holly Navarre Water Department-discussed earlier part of meeting.

Adams Homes-Mr. Harrington reported Adams Homes has agreed to plant 2 live oaks 6 ½ “ in diameter on the property on Crescent. A letter needs to be signed accepting this offer for them to proceed since the trees need to be ordered.

Home on Alamanda-Mr. Dalton explained to the board he was not aware of the covenants and the Architectural procedures to build in Holley By The Sea. Mr. Harrington stated he signed at closing the acknowledgment he was buying into a homeowner’s association. Mr. Collins I move we keep \$500 of the \$2,000 deposit from this builder. Motion died due to lack of 2nd.

Mr. Kizer I move we keep the full \$2,000 bond providing the home meets the final of the Architectural Department. 2nd by Mrs. Gardner. Motion carried 4-1. Against Mr. Collins.

President Simpson recessed for a 10-minute break. Meeting resumed at 9:09 p.m. with the same quorum at the beginning of the meeting.

Mrs. Gardner I move we accept the 2 (two) variances for the home on Alamanda. 2nd by Mr. Harrington. Motion passed 5-0.

CPA Contract-President Simpson presented the contract for the CPA. Mr. Harrington I move to accept the contract as it is written. 2nd by Mr. Kizer. Motion passed 5-0.

Shed on Valley and Crescent-Brick/or stucco-Mr. Collins I move to table this until the costs come back. Died to lack of 2nd.

Mr. Collins I move to table this to a time the board has a legal meeting. Motion died due to lack of 2nd.

Mr. Kizer I move we withdraw all prior motions and send this to legal as part of the legal process. 2nd by Mr. Harrington. Motion passed 5-0.

Proxy for Elections-President Simpson I move we accept the proxy format for the election. 2nd by Mr. Kizer. Motion passes 5-0.

Shed Policies-Mr. Collins I move we send a notice for the next Board Meeting to discuss these items meeting the 14- day requirement. 2nd by Mrs. Gardner. Motion passes 5-0.

Beach House-reports- allocation of funds-Tabled until next meeting.

Mr. Collins I move we transfer the money for the sand and beach grater expenses \$15,000 into the operating account. 2nd by Mr. Harrington. Motion passes 5-0.

Mr. Collins I move we transfer \$20,000 for the lawn mowers to capital improvement account. 2nd by Mr. Harrington. Motion passed 5-0.

President Simpson I move we have a proposed amended budget by the 1st Tuesday in May. 2nd by Mr. Collins. Motion passed 5-0.

Candidates for Board of Directors-President Simpson I move we accept the nominating committees recommendations for the board of directors recommendation of the candidates on the approved ballot. 2nd by Mr. Kizer. Motion passes 5-0.

Builder Assessments-Mr. Harrington announced there were some outstanding assessments from the builders which are due and if the accounts are not paid in full then they would not be allowed to vote in the elections.

Mrs. Rinehart asked the board of directors to select a cut-off date for the proxy information concerning assessments and new property owners for the mailing of the proxies. Mr. Collins I move the last date for the cut off is May 12th, 2006. 2nd by Mr. Harrington. Motion passes 5-0.

New Business-none

Adjournment- Mr. Harrington I move to adjourn. 2nd by Mr. Kizer. Motion passes 5-0. Meeting adjourned at 10:43 p.m.

Open Forum