

**Holley by the Sea**  
**Special Meeting of the Board of Directors**  
**August 7, 2007**  
**6:00 PM**

**Meeting Minutes**

**Role Call**

- Mr. Rogers, Mr. Tierney, Mr. Walker, Mr. Parker and Ms. Huckestein were present.

**Old Business**

- Mr. Tierney motioned for the Board to rank their selections of the three candidates.
- The motion passed 5-0
- Mr. Paul Williams was selected as the first choice with a vote of 4-1
- Mr. Rudi Walther was selected as the second choice with a vote of 3-2.

**Adjournment**

**Sincerely**

*Cathy D. Huckestein*

**Cathy Huckestein**  
**Board Secretary**  
**Holley by the Sea**

**Holley by the Sea  
Board of Directors Meeting  
August 14, 2007  
6:00 PM**

**Meeting Minutes**

**Roll Call**

- Mr. Rogers, Mr. Tierney, Mr. Walker, Mr. Parker and Ms. Huckestein were present.

**Confirmation of Notice**

The meeting was properly posted.

**Approval of Minutes**

- Mr. Tierney moved that the June 5, July 3, July 21, and August 7, 2007 meeting minutes be approved.
- The motion passed 5-0.

**Committee Reports**

**News Committee**

- Mr. Fraser stated that the Gulf Breeze News contract has been submitted to the Board of Directors for approval.

**Architectural**

- Of the 108 violations on record 41 were corrected. There were no final inspections. Three tree removals were performed. 76 new violations were reported. 34 applications for home improvements were submitted. 17 certified letters were sent. The new procedure for calling members for violations is working exceptionally well.
- The ACC has determined that there is a state law that allows the Association to level fines of \$100.00 per day up to a limit of \$1,000.00 for violations that are not corrected.
- The committee would like to increase volunteer positions to handle the work load.
- Alan MacKenzie submitted a variance request for an additional driveway to park his mobile home. Mr. Tierney moved to grant the variance. The motion passed 5-0.
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**Finance**

- See attached presentation.
- A Budget Workshop has been scheduled for August 28, 2007.

**Disciplinary**

- Mr. Manning, Ms. Whitfill, and Mr. Rogers reported that of the five (5) indictments submitted four (4) are sustainable. The fifth indictment is still being investigated. The indictments are as follows:
  - On June 8, 2006 Mr. Tim Harrington as treasurer, without authorization of the Board, executed a contract with Biggs and Green for specifications for the beach house.
  - On January 29, 2007 the Board of Directors voted to suspend the legal voting rights of 562 owners without proper justification for doing so.
  - On January 31, 2007 Mr. Tim Harrington submitted an affidavit certifying the accuracy of minutes from the January 26, 2007 board meeting. Mr. Rogers submitted that certification was improper and incorrect.
  - On January 2, 2007 Mr. Neal Rogers, Secretary of the Board, advised the Board by letter that, in his opinion, of the 2,510 recall ballots submitted that only 34 should be rejected and the vote should have been certified and that they had disregarded the bylaws which states that it is the Secretary's reserved right to reject ballots for any reason and that power lies solely with the Secretary therefore was done

improperly.

- There were several contracts and change orders to contracts that were issued, without proper authorization from the Board, between March 4, 1007 and May 10, 2007.
- The Board of Directors will meet to convene with the Association's attorney, in a special session, regarding the Committee's report.

#### **New Business**

##### **Mr. Ed Burke Late Fee Refund Request**

- Mr. Tierney moved to waive the fee of \$48.91.
- The motion passed 5-0.

##### **Landscape Maintenance**

- This item was tabled.

##### **Camp Ground Electrical**

- Two bids were submitted by M&M Electric and Gulf Breeze Electric to repair the problems of power outages and power surges.
- Mr. Tierney moved to accept the bid from M&M Electric.
- The motion passed 5-0.

##### **Hiring of General Manager**

- Mr. Paul Williams accepted the Association's offer for the position of General Manager for a six (6) month probationary period.
- Mr. Walker motioned to approve hiring Mr. Paul Williams, for a six month probationary, period as General Manager.
- The motion passed 5-0.

##### **HBTS Kitchen Concession**

- This will be moved to Old Business.

##### **Recreation Center Entrance**

- Mr. Parker asked to have the County Variance activated to install the reader board on the Recreation Center entrance. The proposal did not include installation therefore, the motion was tabled until the cost estimate is updated to include the additional work.

#### **Old Business**

##### **Pool Dome Heater**

- Mr. Tierney moved to accept the bid from M&M Electric to purchase and install the pool dome heaters.
- The motion passed 4-1.

##### **Rear Doors to Locker Rooms**

- The rear doors are rusted and corroded and not closing or locking properly creating a security issue.
- Mr. Tierney moved to accept the bid from Warren Hollow Metal Doors & Frames repair the frames and replace the doors.
- The motion passed 5-0.

##### **Entrance Signs (Edgewood/Sunrise/Coral)**

- This item was removed.

##### **Security Gate**

- Our insurance carrier has required that the entrance gate to the beach area be repaired. This is a security issue.
- Mr. Rogers moved that Mr. Williams and Ms. Hoeflich be granted a budget of \$5,000.00 to have the repairs

made before the insurance deadline.

- The motion passed 5-0.

**Adjournment**

- Mr. Parker moved to adjourn.
- The motion passed 5-0.

**Open Forum – 30 Minutes (3 minute limit per member)**

**Sincerely**

**Board Secretary  
Holley by the Sea**