

**Holley By The Sea
Board of Directors Meeting
December 13, 2005
7:00 P.M.**

Minutes

President Simpson called the meeting to order at 7:00 p.m.
Mr. Collins, Mr. Harrington, Mrs. Gardner, President Simpson present. Mr. Kizer absent.

Determination of Quorum-Mr. Collins stated there was a quorum.

Meeting notice was posted in accordance to Florida Law.

President's Report: President Simpson stated the entranceways are underway and we are waiting on the permitting for the signage.

- Colangelo case settled for \$15,000 from Holley By The Sea and \$10,000 from the insurance company.
- Developing new programs for the membership to attend with the program director and the suggestions from the swim team members.
- We have sent 21 bid packets to potential bidders for the beach house.

Treasurer's Report: Mrs. Gardner reported we had \$560, 293.14 in the operating fund, \$411,788.26 in the Hurricane fund, Repairs and Replacement fund \$360,065.64 , Improvement fund \$394,71417 for a total of \$1,746,861.21. We have \$42,673.34 in assessments still outstanding, which has been turned over to the attorney for collections. Currently we have 10 properties filed in foreclosure.

Board Members Report: none

GM Report: Mrs. Rinehart reported the stripping of the parking lot would be done by the new year. The engineering study would be ready by the next board meeting and we had hired Neil Rogers to provide his suggestions for a sea wall/retainer wall for the southwest side of the property. Currently Holley By The Sea is reupholstering the fitness equipment. There was an employee moved over to the maintenance department and an additional maintenance person was hired along with an administrative person. The Signage is being worked on for the interior of Holley By The Sea. Dawn reported we are still working with the Insurance companies for Ivan and Dennis claims.

Mrs. Gardner I move to accept the minutes. 2nd by Mr. Harrington. Motion passed 4-0.
Mr. Kizer arrived at 7:35 p.m.

Committee Reports:

Architectural: Mrs. Gardner reported there were 9 new starts, 33 finals and 26 sent to legal. Christmas lights will be judged on the 19th and 20th winners announced on the 21st.

Hidden Creek Estates Architectural: Fischer Design Build non-compliance of covenants for 2615 Master's Blvd. & 2796 Pebble Beach Drive. Moved under Old Business.

Tom Green 2350 Valley Road-seeking a variance for shed-shed is 5 feet from property line (county requirements is 5 feet from property line. Mr. Collins I move we grant the variance for Mr. Green at 2350 Valley Road for the Shed. 2nd by Mr. Harrington. Motion passed 4-1. Mr. Kizer against.

Gregory & Jessica Grigsby-6733 Castlewood-seeking a 10' variance for concrete pad for boat. Mr. Kizer I move we deny this variance. Motion dies due to lack of 2nd. Mr. Collins I move we accept this variance. 2nd by Mr. Harrington. Motion passes 4-1 with Mr. Kizer against.

Gooden Homes: 7496 Frankfort –seeking 4 ½ ' variance for side entry garage requested by homeowners who bought the lot. Discussion. . Mr. Collins I move not to approve the variance. 2nd by President Simpson. Motion passed 3-2. President Simpson, Mr. Collins, Mr. Kizer not to approve. Mrs. Gardner and Mr. Harrington against.

Gooden Homes-Valley place-seeking a 12 foot side street setback to build on an odd shaped lot. Discussion. Mr. Kizer I move to deny the variance. 2nd by Mr. Harrington. Motion passes 5-0.

Mr. McKinnon –6729 Fairmont St. Seeking a 1 ½ ' variance for concrete pad to comply with parking policy. Mr. Harrington I move to grant the variance. 2nd by Mrs. Gardner. Motion passed 4-1. Mr. Kizer against.

Mr. & Mrs. White-Seahawk Lane-seeking a 2' variance for concrete pad to comply with parking policy. Mr. Harrington I move to grant the variance. 2nd by Mrs. Gardner. Motion passed 4-1. Mr. Kizer against.

Mr. Bennet 2023 Anchor St. –seeking a 4' variance for concrete pad to comply with parking policy (pad is already poured)-Mr. Harrington I move to grant the variance. 2nd by Mrs. Gardner. Motion passed 4-1. Mr. Kizer against.

Tubbs-2404 Corte Court-seeking a 4 ½' variance for a driveway extension (already poured)-Mr. Harrington I move to grant the variance. 2nd by Mrs. Gardner for discussion. Motion dies. Mr. Kizer I move to deny the variance. 2nd by President Simpson. Motion passed 3-2. Mrs. Gardner and Mr. Harrington against.

Mrs. Aguon-2484 Camden-seeking a 5-10' side street setback. Lot has wetland issues. Mr. Kizer addressed the size of the home. Recommended the owner build a smaller home on the lot. Mr. Collins I move the variance be without precedence resubmits next month. 2nd by Mr. Harrington. Motion passed 3-2. Mr. Kizer and President Simpson against.

Move Olin, Dolphin, Fischer and Holiday Builders under Old Business last item.
Mr. Harrington added Banking to New Business.

Old Business

Change of Officers Assignments:

Mr. Harrington I move we dismissed/vacate all offices held. 2nd by Mrs. Gardner.
Motion passed 5-0.

Mr. Harrington I move to nominate Mr. Simpson as President. 2nd by Mr. Kizer. Motion
passed 5-0.

Mr. Harrington I move to nominate Mrs. Gardner as Internal Vice President. 2nd by
President Simpson. Motion passed 5-0.

President Simpson I move to nominate Mr. Harrington as Treasurer. 2nd by Mr. Kizer.
Motion passed 5-0.

Mr. Harrington I move to nominate Mr. Kizer as External Vice President. 2nd by Mrs.
Gardener. Motion passed 5-0.

Mr. Harrington I move to nominate Mr. Collins as secretary. 2nd by Mrs. Gardner.
Motion passed 5-0.

Gym Equipment/Personal Trainer: Mr. Harrington I move we hire a person for 15-20
hours to work a couple of evenings and during the day to instruct new members on the
use of the gym equipment and post a sign to inform members to contact him/her prior to
using the equipment. If he/she is not available to make an appointment at the front desk
and be placed on a schedule to reduce the liability to the association. 2nd by Mr. Kizer.
Discussion. Motion passed 4-1. Mr. Collins against.

Mr. Harrington discussed replacing the free weights in the gym and one of the treadmills.
Board discussion. Mr. Harrington I move to give Dawn approval to replace gym
equipment up to \$20,000 and a new treadmill. 2nd by Mr. Kizer. Mr. Collins suggested
looking into purchasing a pull up machine. Motion passed 5-0.

Leader Holiday Recognition: President Simpson discussed the bonuses for the CPA and
the General Manager. President Simpson I move to give a holiday gift money value
Dawn \$300 and Wendy \$200 to go through payroll and Holley By The Sea to cover
taxes. 2nd by Mr. Kizer. Motion passed 5-0.

Property Insurance: Discussion. Mr. Harrington reported both Dawn and himself were
working with an appraisal company for the insurance to make sure Holley by the Sea was
properly insured.

Landscaping PGA & 399: Bid was presented to the board for the landscaping of
399/Blvd. entranceway. Mr. Harrington I move to accept the proposal as presented. 2nd
by Mr. Kizer for discussion. Mr. Kizer suggested that Dawn negotiate with the bidder on
the price. Mr. Harrington I move to accept the current bid with Dawn to negotiate for
better rate. 2nd by Mr. Kizer. Motion passed 4-1. Mr. Collins against.

Sound System/Projector: President Simpson brought up to have a lap top and projector for presentations. Mr. Collins suggested Mrs. Rinehart to contact someone to intergrade the present system we already have in place.

Architectural Sign-Off Responsibility: Mr. Kizer brought that at the present no one can be held accountable for the sign off of the plans. We have volunteers who review the plans and sign off with no one held accountable if something is wrong. Mr. Kizer I move not to issue a permit until the architectural liaison signs off on the plans after the committee has signed off before issuing a permit. 2nd by President Simpson. Motion passes 5-0.

Architectural Fees: Discussion on the builders application fees for new homes. The amount is currently \$250 which has not been changed in a few years. Mr. Harrington I move to increase the amount to \$400 for new home construction effective January 1, 2006. Architectural will send letters to the builders. 2nd by Mr. Kizer. Motion passed 5-0.

Meeting 10 minute break. Meeting resumed with same officers present as before.

Selling of Lots-Mr. Kizer I move to table this discussion. 2nd by Mrs. Gardner. Motion passed 5-0.

Non compliance of covenants:

Olin-1843 Sparrow Lane-non compliance of the covenants- Property cleared for building 2 years ago. Nothing has been done on the property. Mr. Harrington I move Holley By The Sea keep the \$2,000 to restore the property to natural state and suspend privileges at the facility and to send this to legal. 2nd by Mr. Kizer. Motion passed 5-0. Mr. Kizer the motion also to include I move to suspend any future building permits in Holley By The Sea. 2nd by Mr. Harrington. Motion passed 5-0.

Fischer Design Builders-Mr. Harrington I move we keep the \$4,000 and suspend them from building for 6 months or until they meet with the board. 2nd by Mrs. Gardner. Motion passed 4-1. Mr. Collins against.

Dolphin Custom homes-non compliance of the covenants for 2351 Darvas & 6708 Liberty-Mr. Harrington I move we keep the \$4,000 suspend them from building in Holley By The Sea for 6 months and send them to legal.. 2nd by President Simpson. Motion passed 5-0.

Holiday Builders-non compliance of covenants, 14 homes built and occupied without ACC final Inspections. Mr. Harrington presented a letter from Holiday builders CEO and stated this would not happen in the future. Mr. Harrington I move we keep the \$10,000. 2nd by Mrs. Gardner. Motion passed 5-0.

New Business

Hiring Procedures-Mr. Collins addresses the hiring procedures for Holley By The Sea. Discussion. President Simpson said the hiring should be up to the GM providing it is in the budget.

Sprinkler System: Mr. Harrington stated we are obtaining bids for the irrigation and grass for the property. We should have them by the next board meeting.

Painting Interior & Exterior-Mr. Harrington said this is dropped after reviewing the budget and the expenditures we would not be able to do this project this year.

Tree Grant: Mr. Harrington said Mrs. Laurie Gallop has been working with the division of forestry in applying for a grant to replace trees we have lost during the stormy season. We cannot get the grant until we have a sprinkler system in place but we are looking at \$200,000 plus from the state.

Storm Water Meeting: President Simpson said there would be a town hall meeting with state representatives addressing the storm water issues. Mr. Harrington I move to send President Simpson as the representative for Holley By The Sea. 2nd by Mr. Kizer. Motion passed 5-0.

Banking Relations: Mr. Harrington discussed moving some of the money to a different bank to get the best rates for our money. Mrs. Hoeflich the CPA will look into this for the Board.

Mr. Harrington I move to adjourn the meeting. 2nd by Mrs. Gardner. Meeting adjourned at 11:48 p.m.

Open Forum