

**Holley By The Sea
Board of Directors Meeting
February 16, 2006
7:00 P.M.**

Minutes

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

President Simpson determination of a quorum. Mr. Kizer stipulated meeting notice was posted according to Florida Law.

Approval of Minutes: Mr. Harrington I move to accept the minutes as presented. President Simpson made one correction. 2nd by Mrs. Gardner. Motion passed 4-0.

President's Report: President Simpson stated he would be appointing a new chairperson for the Architectural Committee within the next two weeks and developing guidelines for the committee to follow. This is to insure new committee people would have a clear understanding to their part, as a committee member would entail. President Simpson stated the committee meets every 1st and 3rd Wednesday of the month. President Simpson said that the committee would let the manager know what needs to be taken care of in the architectural department and the Manager would assign the architectural staff on how to proceed. President Simpson reported he would be having a closed Legal meeting with the other board members and the association's attorney concerning outstanding legal issues within the next couple of weeks. The meeting is closed due to attorney-client privilege. President Simpson stated he would be attending the CA Days meeting in Tallahassee with Mr. Harrington to meet with the senators and Legislatures on upcoming legislative issues affecting homeowners associations. President Simpson announced the schedule for the upcoming election as follows:

APPLICATION FORMS READY FOR PICK UP MARCH 1, 2006—FRONT DESK PICKUP

HIRE JAMES HAYDEN FOR PROXY COUNT/MAILOUT—MARCH 1, 2006

DEADLINE TO SUBMIT APPLICATIONS—APRIL 8, 2006

NOMINATING COMMITTEE--INTERVIEWS COMPLETED BY --MAY 5, 2006

MEET THE CANDIDATES—MAY 6, 2006 1:00 P.M.

RECOMMENDATIONS TO BOD AT MAY 9TH MEETING BOD ALSO PROXY BALLOT FORMAT APPROVAL BY BOD

MAILING OF PROXY FORMS --MAY 16, 2006

PROXY RETURN CUT OFF-JUNE 30, 2006 (10 DAYS BEFORE ELECTION)

ANNUAL MEMBERSHIP MEETING-- JULY 15, 2006

Treasurer's Report: Mr. Harrington reported in Operating account \$1,295,399.64, Hurricane Ivan proceeds-\$255,753.35, Reserve repair/replacement fund \$126,467.12, Reserve Improvement funds \$360,589.25 for a total of \$2,038,209.36.

Board Members Report: No reports

GM Report: Mrs. Rinehart asked the board to approve replacing the pool heaters for \$10,500.07 since the old ones were rusted out and no longer working. Mr. Harrington I

move we approve the funds to replace the heaters. 2nd by Mrs. Gardner. Motion passed 4-0.

Mrs. Rinehart reported the entranceways would be completed no later than May 1. New lights for the tennis courts and the parking areas will be completed on or before May 1. Holley By The Sea has a new trophy case, which is filling up fast and directed the Board to the location of the trophy case.

Mrs. Rinehart reported the fountain out front has been repainted and is running and thanked the maintenance staff for their hard work.

Committee Reports-

5-year planning committee: Mr. Neal Rogers reported the 5 year planning committee will be meeting February 27th in the 21 room and they will report the outcome of their meeting by the next board meeting

Old Business

Guest Policy/Campground Parking-President Simpson reported there is an issue of members using the facility more than 30 times as a guest. Guests if they know enough members can continue to use the facility more than 30 visits a year. The campgrounds have campers who want to use the campgrounds more than 30 days by using 30 days with one member than 30 days with another member and 30 days with another member. Mr. Harrington I move we limit the guest usage to 30 times a year for individual guests in the facility and campgrounds. 2nd by Mrs. Gardner. Motion passed 4-0.

Storm Water-President Simpson reported HBTS has a storm water committee who will be working with the county on the Storm water/drainage for Holley By The Sea.

Grounds Equipment-President Simpson removed item from agenda.

Architectural Variances: HCE-ACC

2583 Valley- Request by sales agent to know if it is possible to store and keep boat on property own adjacent to HBTS property. The property is not in Holley By The Sea therefore the board cannot rule on this issue.

HBTS-ACC

Year to date Construction Report / violation report-

20 new starts, 36 finals, 227 homes currently under construction.

72 applications for home improvement projects have been reviewed and approved.

23 Temporary Parking Permits have been issued.

200 violations have been followed up on.

153 new violations found.

78 properties have been corrected.

193 letters have been sent.

22 cases have been sent to legal for a demand letter.

13 cases have been sent to mediation.

1 case has been resolved through mediation.

The Architectural office has investigated 121 questions and complaints from homeowners.

Request for new ACC members Don and Rebecca Ward-President Simpson asked to wait until after the legal meeting to address adding new members to the committee.

Variance Requests

Debra & David Treat- 1877 Everglades- seeking a variance for shed - Shed is 5 feet from property line; Mr. Harrington I move we grant the variance. Motion carried 3-1. Mr. Kizer against.

Oscar Castro- 1824 Eagle- seeking a variance for shed - Shed is 6 feet from property line - Mr. Harrington I move we grant the variance. Motion carried 3-1. Mr. Kizer against.

Thurrel & Heather Stepp- 6764 Kempton- seeking 5.75-foot side setback variance for driveway extension. Mr. Harrington I move we grant the variance. Motion carried 3-1. Mr. Kizer against.

Request for metal roof

Aaron & Teena Nano- 2481 Elkhart- Requesting a metal roof for their home. Mr. Harrington I move we grant the variance. 2nd by Mrs. Gardner. Motion carried 3-1. Mr. Kizer against

Duplex Block 2/Lot 2-President Simpson removed item from agenda.

Nominating Committee

Hiring Hayden for Proxy Ballots-Mrs. Gardner I move we hire Mr. Hayden for the Proxy ballots for the annual election. 2nd by Mr. Harrington. Motion carried 4-0.
GM Contract-Mr. Kizer we make changes to the GM contract have the attorney review the contract and the Board may authorize overtime it deems appropriate with comp time not reimbursable. Mr. Kizer I move we approve the contract within 5 days with changes have the attorney review the contract and the board approve the contract. 2nd by Mr. Harrington. Motion carried 4-0.

New Business

Adjournment-Mr. Harrington I move to adjourn. 2nd by Mr. Kizer. Motion carried 4-0.
Meeting adjourned at 8:59 p.m.

Open Forum