

**Holley By The Sea  
Board of Directors Meeting  
June 13, 2006  
7:00 P.M.**

**Minutes**

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

Mr. Kizer conducted roll call: Present: President Simpson, Mr. Kizer, Mrs. Gardner and Mr. Harrington. Absent: Mr. Collins. President Simpson determined a quorum.

President Simpson stipulated meeting notice was posted in accordance with Florida Law.

Approval of Minutes: Mr. Harrington I move to accept the minutes as presented. 2<sup>nd</sup> by Mrs. Gardner.

President's Report: President Simpson reported he has enjoyed working with the board of directors. President Simpson stated he would like to see a turn out of more members during the board meeting like they had at the Town Hall meeting where 70 people were in attendance. President Simpson reported that at this time last year ¼ of a million was owed to the association and now it is down to \$60,000 and he would like to thank Dawn and Wendy for their hard work in bringing in the money by filing liens, applying late charges and interest to collect the outstanding assessments.

Treasurer's Report: Mr. Harrington reported Operating funds-\$690,060.09, hurricane proceeds-\$128,181.89, Reserve funds \$365,975.54 for a total of \$1,511,890.34.

Board Members Reports: Mr. Harrington reported on the entranceways.

- General Manager's Report: GAB Robbins report with the repair/replacement schedule is included in the books for the board's review
- The staff have a hurricane/tropical storm procedure to follow which we developed after Ivan last year
- The gate for the back area will be repaired by the end of the week
- One of the fountains is operating and the other should be repaired and working shortly
- Lights will be installed in the center isle of the tennis courts this week so there will be some construction going on.

I will be leaving for a vacation June 21<sup>st</sup> and returning on July 6<sup>th</sup>. Mrs. Hoeflich will be handling the running of the facilities. Phone numbers to contact me have been provided to her and several of the board members should the need arise.

CPA Report:

Committee Reports

HCE Architectural

Architectural: Mrs. Gardner reported: For May, 2006

Followed up on 125 violations, 35 Corrected

Performed 24 final inspections  
Performed 0 tree clearances  
72 new violations found or called in by members.  
Processed and issued permits for 46 applications for home improvement projects, After ACC approval  
Mailed 27 certified letters  
Received and responded to numerous telephone calls concerning compliance and covenant requirements  
Followed up on several legal cases, sending some to mediation  
Began 9 new variance packages, 6 shed applications, and 4 misc. issues for this board meeting.

Planning Committee: Mr. Rogers reported on the report given to the board members on the future of Holley By The Sea. Mr. Rogers stated he would like to see HBTS hire a professional program director certified by the state and purchase equipment and have a staff for the new position. President Simpson asked him about the funding and reminded him on the raise in assessments and didn't think the membership would care for the additional expenses. Mr. Rogers left the meeting.

Entrance way Committee: Mr. Parker reported that the committee was not happy with the recreation centers entranceway signage and it needed to be taller and thicker with brick. The contractor should have asked for a variance for a business not a property. He stated he and Mrs. Parker would be happy to go to the county with the board's approval. President Simpson told the Parkers to proceed with the variance.

### ***Old Business***

Member's behavior: President Simpson reported the staff had been receiving threats and numerous threatening phone calls. Mr. Kizer I move to allow the general manager to suspend any member for inappropriate behavior at her discretion and the time limit is to be until the next regular scheduled board meeting. 2<sup>nd</sup> by Mr. Harrington. Motion carried 4-0.

### Architectural Variances **VARIANCES**

**President Simpson moved the McClosky variance to the beginning of the variance requests.**

**1. James & Cindy McCloskey:** 2010 Flamingo Lane: After receiving email from prospective buyer of property next to McCloskey asking if it was O.K. for them to be running a daycare in HBTS we sent a letter advising them it was against covenants. A letter was written pertaining to this issue for the board of directors to review and make a decision on whether this is permitted or not. Discussion. Mr. Kizer I move we deny this variance. 2<sup>nd</sup> by Mrs. Gardner. Motion carried 4-0.

**2. Elizabeth/Tray Phippen:** 6800 Yorkwood St.: Widened West side of driveway and installed fence without permit. Now wishes to widen driveway on East side and build a shed on side of house to enclose a generator.

Mr. Kizer I move to deny the variance. 2<sup>nd</sup> by Mrs. Gardner. Motion carried 4-0.

**3. Mark Heath:** 1948 Anchor St.: Wants variance on gravel drive from driveway to backyard, behind fence. Also wishes to get approval for chain link fence and an aluminum shed 20'X12'. Mr. Kizer I move to deny the variance. 2<sup>nd</sup> by Mrs. Gardner. Motion carried 4-0.

**4. Sherman Florence:** 7162 Riverview: Installing circular drive, needs variance. Nothing was submitted and the board needs more information.

President Simpson requested a 10-minute break at 8:50 p.m. Meeting resumed at 9:00 p.m. with all 4 board members in attendance.

**5. Joseph & Michele Fuller:** 6618 Federal St: Wants to install concrete parking pad on side of house only 5' from property line. Mr. Harrington I move to send this back to the committee. 2<sup>nd</sup> by Mr. Kizer. Motion carried 4-0.

**6. Michael Short:** 7364 Rexford St. Wants to install concrete parking pad on side of house only 1' from property line. Mr. Kizer I move not to approve this variance. Not enough information. 2<sup>nd</sup> by President Simpson. Motion carried 4-0.

**7. Sean & Alba Kasperek:** 6688 Hartland St.: Installed wood privacy fence and shed without permit. Husband is deployed again. Mr. Kizer I move to accept the variance based on the fact the time limit for approval has come and gone so it is automatically approved. 2<sup>nd</sup> by Mr. Harrington. Motion carried 4-0.

**8. Phannak Srun:** 2153 Villa Ct: Installed fence and shed without permit, ACC recommends re-doing fence to enclose shed and move shed to required 10' side setback (shed is on concrete base). Mr. Kizer I move to return this back to the ACC due to not enough information provided. 2<sup>nd</sup> by Mr. Harrington. Motion carried 4-0.

**9. Daniel Nabors:** 2640 Sherwood Dr: Wants to install concrete pad on side of house closer than 10' side setback. Mr. Kizer I move to return this back to the ACC due to not enough information provided. 2<sup>nd</sup> by Mr. Harrington. Motion carried 4-0.

### SUMMARY OF SHEDS OVER 100SQFT

**1. Ben & Susan Rayon:** 2626 Hidden Creek (area 4) Shed to be 12'X10' and is not "brick or stucco". Mr. Harrington I move to deny. 2<sup>nd</sup> by Mr. Kizer. Motion carried 3-1. Mr. Collins abstained.

**2. Nancy Norton:** 7382 Frankfort St. (area 6) Shed to be 24'X12' – Metal-Mrs. Gardner I move to deny. 2<sup>nd</sup> by Mr. Harrington. Motion carried. 4-0.

3. **William Terry:** 2053 Hawthorne Dr. (area 6) Shed to be 20'X16' – Brick-Mr. Harrington I move we approve the variance. 2<sup>nd</sup> by Mrs. Gardner.
4. **Brian & Lynn Wadsworth:** 1931 Everglades Dr. (area 6) Shed to be 16'X10' – Wood frame/ Vinyl Siding, Shingles. Mr. Harrington I move we approve the variance. Motion carried 3-1. Mr. Kizer against.
5. **Ken & Debra Paxton:** 2355 Sarena Ct. (area 5) Shed to be 24'X20' Wood on concrete slab. Mrs. Gardner I move we grant the variance. 2<sup>nd</sup> by Mr. Harrington. Motion carried 4-0.
6. **Thomas & Susan Viche:** 1889 Commodore Dr. (area 6) Shed to be 10'X12' Steel-Mr. Kizer I move we not approve this variance there is not enough information. 2<sup>nd</sup> by President Simpson. Motion carried 4-0.

### SUMMARY OF MISC. ISSUES

1. **Split rail/landscape Fences:** ACC requests the board of directors give a definitive definition of decorative/landscape fences. (See pics) Are they allowed in Holley by the Sea? Mrs. Gardner stated the board has discussed this issue previously and that each case needs to be handle case by case.
2. **Beverly & William Ransom:** 6680 Bushton
  - a. **Fence:** Fence is higher than the 6' maximum
  - b. **Yard Maintenance:** Desperately needs sod and irrigation (but they claim nothing will be done about it right away)
  - c. **Tree House (elevated deck in 2 oak trees):** Installed without permit and sits higher than the existing 8' fence, looking down into new homeowner's backyard/home.
3. **Gooden Homes:** Block 86 Lot 15 (6741 Hartland): Concerns about drainage. Neighbors to the side and back have both written letters (pictures and letters included)
4. **Tim Alther:** 2732 PGA Blvd. (Hidden Creek Estates): Cut several trees including large oak trees without permission. Chronology of events included.

**Facility damage by members:** President Simpson reported that we have had to close the pools several times due to members using them as a restroom. He reported we would be charging the members for the cleaning of the pool each time this occurs.

**New Business**

Facility usage of 14 year olds with guests: Mr. Harrington would like responsible 14 year olds-16 year olds allowed to use the facility. Mr. Harrington suggested perhaps a letter from the parents and some way to track them at the front desk. To be discussed at future board meetings.

Mr. Harrington I move to adjourn the meeting. 2<sup>nd</sup> by Mr. Kizer. Motion carried 4-0

Adjournment: Meeting adjourned at 10:55 p.m.

Open Forum