

**Holley by the Sea
Board of Directors Meeting
May 9,2006
7:00 P.M.**

MINUTES

President Simpson called the meeting to order at 7:00 p.m.
Meeting Notice was posted in stipulation with Florida Law.

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

Mr. Kizer determined a Quorum.

Mr. Harrington I move to accept the minutes as presented. President Simpson said there were a few changes. 2nd by Mr. Kizer. Motion passed 3-0.

President's Report: President Simpson reported since August the board has 19 meetings, Architectural violations letters are mailed and members are contacted, follow-up by the architectural office and then the violation is turned over to the attorney. When members do not comply then mediation will take place and if the member in violation does nothing then **HBTS** filed a lawsuit. The attorney fees, which are charged to the association about half are, recouped for **HBTS**.

Candidates for the Board of Directors, four were left out of the newsletter due to the newsletter error and the staff at **HBTS** did not catch the error. To compensate for the error **HBTS** will be including the resumes with the ballots, the 10 candidates resumes are on the web site and the resumes will be in the June newsletter. President Simpson reported the policies regarding the sheds are guidelines for the committee to follow and will be discussed in future detail later in the meeting. Committees are an important part of **HBTS**. Later in the meeting the proposed amended budget will be discussed and Insurance will be an item the new board will need to address in next year's budget. Nationwide increase was more than 200%, however, Citizens Insurance we made the cutoff on the increase since out policy runs from 1 Feb. to 1 Feb. The 5-year planning committee will be holding a town hall meeting June 5th, 2006 to have input from the members on the improvements for the **HBTS** community. President Simpson stated they were looking at forming a new beautification committee to come up with landscaping along a tropical theme to tie in with the front of **HBTS** and the Sunrise entrance for the Coral street entrance and other entranceways.

Treasurer's Report: Mr. Harrington reported: \$764,944.20 in operating, \$326,387.00 in Hurricane Proceeds, \$127,697.55 in repairs/replacements, and \$364,592.80 in reserves for a total of \$1,583,621.59.

Board Members Report: none

GM Report: Mrs. Rinehart reported the following:

- GAB Robbins met with President Simpson and her to update the repair/replacement schedule.

- The pool fencing is being painted and some areas will be worked on after the installation of the lights.
- Parking lot lights are still being installed and 3 water pipes have been busted which the company will be billed for repairs.
- The security gate has been an issue and can we leave the gate open for the summer months. The board needs to decide on whether to leave it open or a different action to be taken.
- Beach raking is underway and we need to purchase a different piece of equipment to keep up the condition of the sand.
- Pavilion on the southwest side electrical replacement is completed.
- The bearings on one of the air conditioners is being replaced.
- The Septic tank motor for the main recreation center had to be replaced at a cost of \$3,486.00, contract was signed by President Simpson.
- The proxy ballots will be mailed out after the 15th of May.

Committee Reports:

Architectural: Mr. Steinert reported: 120 violations, 47 corrected, 9 finals, 0 tree clearances, 31 new violations, 18 applications for home improvement projects and have mailed 8 certified letters. Mr. Steinert addressed the issue on sewer hook ups as mentioned in the covenants that homeowners need to hookup within 90 days if it is available.

Mr. Billy Neal addressed the sewer hook up if it is in the covenants and the board is enforcing the covenants then we should look into having the hookups for the members. Mr. Kizer addressed the county/water department handles this and builders are the ones responsible however, it also involves the health department and we have no authority to address this with the health department.

Mr. Neal reported we should find out who else owns greenbelt properties to allow us access to cleanup the drainage areas. On the 4th of May over 200 areas have been identified which need to be cleaned up and the committee would like to have these owners allow the county access to clean up the areas to help with the storm water issues.

Mr. Neal reported the repaving on Reef is beginning in approximately 4-6 weeks. Mr. Neal stated he had requested a way ahead planning calendar from the county that he has not been given yet but will continue to pursue. Mr. Neal said he was working with the web master to place more information on the website regarding the storm water committee and any issues can be emailed to stormwater@hbts.org.

Mr. Neal addressed the issue concerning rain sensors. Mr. Kizer said he would like to speak with him on this issue at a later time.

Old Business

Architectural Variances-Environmental protection response (Gooden) - President Simpson announced no action is needed on these 2 items since it is just a notification from the DEP.

ACC Committee Reports

HCE/ACC Report

There have been 2 homes pass final inspections since the beginning of April.

Variance Requests

Gaulden - 6633 Hartland - Wants to put in concrete boat pad to property line - Mr. Harrington, I move we grant the variance providing it is within 7' from the property line. 2nd by President Simpson. Motion carried 3-0.

Goldberg - 6880 Yorkwood - Wants to put a shed up in Hidden Creek that is not brick or stucco. Mr. Harrington, I move we accept the variance. 2nd by Mr. Kizer. Motion carried 3-0.

Green - 7490 Manatee St. - Retaining wall and Circular Drive-tabled for additional information. President Simpson I move we table the retaining wall until we have additional information. 2nd by Mr. Kizer. Motion passed 3-0. **Circular Drive - Mr. Harrington I move** we table the retaining wall until we have additional information. 2nd by President Simpson. Motion carried 2-1. Mr. Kizer against.

Selby - 1848 Sparrow Lane - Retaining wall-President Simpson I move we do not have enough information and we table this until we review with the additional provided along with a survey of the property. 2nd by Mr. Harrington. Motion carried 3-0.

Beard - 6838 Fernandina St. - Wants to put a shed up in Hidden Creek that is not brick or stucco. Mr. Harrington I move we grant the variance with the property owner agreeing to paint the hardy board the same color as the home. 2nd by President Simpson. Motion carried 3-0.

Lovering - 7183 Riverview St. - Wants to put up 2 sheds in Hidden Creek that are not brick or stucco. Mr. Harrington I move since there are 2 sheds both over 7' they have shingles to match the home instead of a metal roof. 2nd by Mr. Kizer. Motion carries 3.0.

Suter - 6971 Snugwater - Wants to put a wooden shed up in Hidden Creek that is not brick or stucco. Mr. Kizer I move we deny the variance. 2nd by Mr. Harrington. Motion carries 3-0.

Henry Homes - Mr. Steinert reported the property owners moved in before the house was finalized. Mr. Harrington I move not to perform any additional finals until they have resolved the \$2,000 from the builders bond is paid to the association for violation of the covenants. 2nd by Mr. Simpson. Motion carries 3-0.

Proposed Amended Budget - Mrs. Hoeflich, CPA presented the proposed amended budget and President Simpson explained **HBTS** would recover approximately 50% of legal payments. President Simpson explained the overages were due to the insurance increases and Legal fees. Mr. Harrington I move we accept the amended budget as presented. 2nd by Mr. Kizer. Motion passes 3-0.

Retaining Walls - President Simpson stated all retaining walls will require an architectural variance. The committee will review the applications then turn it over to the Board of directors.

Architectural committee shed process - President Simpson reported the guidelines for the Architectural Committee. President Simpson I move any sheds 10 x 10 x 7 the committee can issue a permit all others to be considered by the committee and then presented to the board of directors. 2nd by Mr. Harrington. Motion passes 3-0.

Beach House - President Simpson explained about the beach house and the additional amount it would require for the parking lot, lights, furniture, etc. President Simpson reported we sent bid packets to 21 bidders and only received one packet back which was incomplete. We had the plans drawn out to alleviate the details. The total cost to complete everything would run approximately \$600,000. President Simpson stated this would be included with the development of the new budget to keep this design and build it at the 4,200 ft.

Entranceways - The entranceways are still being constructed and the fencing should be in within a couple of weeks.

Mr. Kizer I move we keep the security gate open until the next board meeting until an alternative is provided to the Board. 2nd by Mr. Harrington. Motion carried 3-0.

New Business-none

Adjournment

Mr. Harrington I move we adjourn. 2nd by Mr. Kizer. Motion carried 3-0. Meeting adjourned at 10:59 p.m.

Open Forum