

**Holley By The Sea
Board of Directors Meeting
November 8, 2005
7:00 P.M.**

AGENDA

Roll Call: Mr. Simpson, Mr. Harrington, Mrs. Gardner and Mr. Kizer

Absent: Mr. Collins

Determination of Quorum: President Simpson stipulated a quorum was present and meeting notice was posted in accordance with Florida Law.

Approval of Minutes: Mr. Harrington I move we accept all 3 sets of minutes. 2nd by Mrs. Gardner. Motion carried 4-0.

President's Report: President Simpson reported the Tennis courts would be ready to play on Thursday, November 17, 2005. The Tennis committee will hold a grand opening with a ribbon cutting on Sunday, November 20, 2005 at 1:00 p.m. and members can sign up at the front desk to bring a covered dish. Holley By The Sea will be provided drinks and meat trays for the event.

Treasurer's Report: Mrs. Gardner reported Holley By The Sea has in the Operating Account \$539,277.32, Reserve funds \$393,739.31 for a total \$1,723,219.06.

Board Members Reports: none

GM Report: Mrs. Rinehart reported the Park would be open to the members November 12, 2005 and the campsite was ready for the members who wished to use the campsites. The southwest property was still closed for repairs and repairing the washout areas.

Committee Reports: Mrs. Gardner reported 22 new constructions and 56 finals were completed by the Architectural Department.

Old Business

Holley Navarre Water-Sprinkler System-President Simpson reported he was working with Mr. Ken Walker concerning the irrigation of the property.

Lights-bids-Mr. Harrington reported about the lights suggesting we replace the lighting system with concrete poles to prevent further costs to the association and the use of funds to repair the lights each time we were hit with hurricanes. Mr. Harrington I move we go with the bid from B & W Electrical Contracting, Inc. for the total amount of \$230,010.00. 2nd by Mrs. Gardner. Motion passed 4-0.

Television-Mr. Harrington I move we replace the old television with a new one, which will be installed by the company that did our satellite for the amount of \$4,500.00. 2nd by President Simpson. Motion passed 4-0.

Sea Wall-Mr. Kizer I move to authorize up to \$5,000 for the GM to solicit an engineer to evaluate the South West area of the property and to have the engineer to submit a study for review by the board at the next board of directors meeting. 2nd by Mr. Harrington. Motion passed 4-0.

Mr. Harrington requested to have added to old business:

Resurfacing of parking lot

Upgrade of the Pool system

Entranceways

Revised Guest Policy- Renters Vs Owners-Mr. Harrington brought up for discussion on the members rights of guests and also the renters are allowed to have people residing in the homes are allowed to use the facility when the homeowners are denied to have their family members which live with them unable to use the facility. **Mr. Kizer I move** we amend the policy and allow the homeowners to allow their family members which reside with them to use the facility. 2nd by Mr. Harrington. Motion passed 4-0.

Opening of the Beach Area-Mrs. Rinehart reported the beach area would be open to the members Nov. 12, 2005.

Beach House Bid Packet: President Simpson reported he had worked with Mrs. Rinehart during the past week to develop a bid packet for the construction of the new beach house. Mr. Kizer made recommendations of items that needed to be included in the packets.

Discussion. Mr. Kizer said he would work with President Simpson on the packet before the packet is to be mailed to potential bidders. President Simpson said each packet would include a cover letter to include a bidders conference and the deadline for submitting the bids.

Newsletter Bids-President Simpson presented the bids from the 2 newspapers that will publish the Holley By The Sea newsletter. Mr. Kizer reviewed the bid and said we should have the wording to say that a representative of Holley By The Sea review and approve the content for the newsletter. Discussion. **Mr. Harrington I move** we accept the bid from Sandpiper as submitted. 2nd by Mr. Simpson. Motion passed 3-1. Mr. Kizer against.

Line Item Reserve-Mrs. Hoeflich presented the line item reserve suggestion to have the BOD to vote on returning to the line item method and refrain from using the pooling method. **Mr. Kizer I move** we accept the CPA's recommendations. 2nd by Mr. Harrington. Motion passed 4-0.

Resurfacing of Parking Lot-**Mr. Kizer I move** we accept the bid from Armor Seal for \$9,260 to seal coat and re-stripe the parking lot. 2nd by Mr. Harrington. Motion passed 4-0.

Upgrade of Pool System-Mr. Harrington I move we accept the bid from Splash Pools for \$27,660.16 to replace the plumbing which is old with new piping and plumbing instead of patching the system not to include the saltwater system. 2nd by Mr. Kizer. Motion passed 4-0.

Entranceways-Mr. Kizer I move we accept the bid for the entranceways to CHEZ to move forward on the construction of the entranceways with the GM to negotiate the pricing down by 5%. 2nd by President Simpson. Motion passed 4-0.

New Business

Architectural Variances-1951 Seahawk Lane-concrete slab on north side concrete walkway on south side of property for boat parking. Mr. Kizer I move to approve the request for a variance. 2nd by Mrs. Gardner. Motion passed 4-0.

6966 Turnberry Circle-Hidden Creek Estates-boat parked on side of home on grass. The Architectural committee recommended sending this to legal since the owner has failed to respond. Mr. Kizer I move we send this to legal. 2nd by President Simpson. Motion passed 4-0. Mr. Pinter asked to hold off until he had the opportunity to contact the owner since he knew him. Board agreed and will be followed up by the Architectural Department.

Gym Equipment-Mr. Harrington presented the bid for replacement of the gym equipment. Mr. Kizer suggested a schedule be developed for the replacement. Mr. Harrington agreed to make a schedule for the replacement of the gym equipment on a rotating basis. Discussion on having an auction for the replaced equipment. Mr. Harrington I move to purchase and replace the free weights that are old and have to be repainted from time to time. 2nd by Mr. Kizer. Motion passed 4-0.

Employee Christmas Party-GM to arrange the party for the employees and their spouses.

Selling of HBTS- 2 lots- Mr. Harrington addressed the selling of the 2 lots which Holley By The Sea owns one lot which is wet-Blk 132/lot 7 and the other lot Blk 201/lot 19 which can be built upon. Mr. Harrington suggested the starting prices at \$12,500 for the one that is wet and \$25,000 that can be built upon. Mr. Kizer asked would it be wise to sell these lots when property values continue to increase at Holley By The Sea. Mr. Harrington addresses the not-for-profit status and would Holley By The Sea be placed in a tax issue upon selling of these lots. Mr. Kizer said to research the legal opinions and see if this has been addressed in prior years and if not we need to contact our attorney for a legal opinion.

Home Businesses-Mr. Kizer said this would be a county issue and to contact the Code Enforcement office.

Landscaping contract-Ground Maintenance-Holley by the Sea Ground Maintenance contract expires next month and a work scope needs to be developed for the grounds for 2006. Mrs. Laurie Gallop will develop a work scope for the Board of Directors. President Simpson stated we needed to have 2 additional personnel added to our maintenance department and to place an ad in the paper to hire additional personnel.

Insurance Agent-President Simpson suggested to the Board of Directors to contact other agents possibly handling the insurance for Holley By The Sea and schedule appointments for 2 board members to review our policies. Mr. Harrington obtained a company to appraise our property to give us an accurate appraisal for insurance purposes.

Mr. Harrington I move to adjourn. 2nd by Mrs. Gardner. Motion passed 4-0.
Meeting adjourned at 11:20 p.m.

Open Forum