

**Holley By The Sea
Board of Directors Meeting
October 11, 2005
7:00 P.M.**

Minutes

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

Roll Call: Present :Mr. Kizer, Mr. Simpson and Mr. Harrington Absent: Mrs. Gardner & Mr. Collins.

President Simpson determined a Quorum

President Simpson meeting notice was posted in compliance with Florida Law.

Approval of Minutes: Mr. Harrington I move to accept the minutes with correction. 2nd by Mr. Kizer. Motion passed 3-0.

President's Report: President Simpson reported the tennis courts were being worked on and the rubico had been delivered. Weather permitting the courts would be ready next month –2 weeks for the layering of the rubico and 1 week to cure. President Simpson stated the Tennis committee had suggested a ribbon cutting.

President Simpson stated for HBTS to stay in compliance with the Florida State Statues a second mailing of the notices for the budget meeting were required since many members received the 14-day notices but some received a 13-day notice. To ensure we remained in compliance a second mailing was required.

Treasurer's Report: Mr. Harrington reported in the operating fund: \$833,010.27, Repair/Replacement Fund: \$375,681.54, and in Capital Improvement Fund: \$388,579.24 for a total of \$2,007,568.53

Mr. Collins arrived at 7:15 p.m.

Board Members Report: none

Committee Reports

Architectural: Mr. Harrington read an update on the drive thru of the community concerning violations. 320 violations were noted and these are being mailed to the attorney's office for processing in stages as not to overwhelm the attorney's office with request for compliance. Mr. Harrington presented a variance request for Ronald and Maria Charette at 7441 Frankfort Street for an extension of driveway to park a boat adding a cement pad 30 ft long as an extension of the existing driveway.

Mr. Harrington I move to accept the variance. 2nd by President Simpson for discussion. Motion passed 3-1. Against Mr. Kizer.

HCE Architectural: Mr. Knoch reported he had nothing to report at this time.

Entranceways:

Social Committee: no report

Entranceway Committee: Mrs. Parker reported the committee received written approval from the Holley-Navarre Water Department for the proposed Coral Street Entrance construction project. The committee also received written permission for Hwy 98 and Hwy 399 Edgewood projects that –Inquiry to SRC Planning and Zoning Department on the easements for both Edgewood entrances. Signage may be built on SRC easement as long as signs do not impede a safe view of traffic. Applications with plans must be filed with county. Mrs. Parker addressed the marquee/reader board for HBTS events. Mr. Collins asked if this could be delayed since the members exiting the 2 Edgewood entrances would want the same items and also an employee would have to be responsible for placing the information on both the Rec. Center’s marquee and the Coral Street Entrance. Mrs. Parker said this was fine as long as we could move forward on the construction of the entranceways. Mr. Collins I move to delete the signage board from the Coral Street Entranceway. 2nd by Mr. Kizer. Motion passed 4-0.

Old Business

Lights-bids-Mr. Harrington reported we have been unable to qualify electricians to come out to HBTS to bid on our lighting issues. Mr. Harrington report Mr. Joey Brozwell from B & W electric who does work on Santa Rosa County and Okaloosa County will be out to bid however, would not be able to begin work until February providing we give him the bid response within the time frame of the quote.

Parking Lot-bids-Mr. Kizer I move to authorize \$8,600 with Armor Seal Inc. to repair the parking lot areas. 2nd by Mr. Harrington. Discussion. Motion passed 4-0.

Beach House fund allocation: Several property owners addressed the issue of the new beach house. Mr. Skinner, Mr. Leonard, Mr. Long, Mrs. Gallup, Mr. Parenteau and Mrs. Crouch presented their comments on the pros/cons of the beach house.

Mr. Collins I move to table this issue. Motion dies due to lack of 2nd.

Mr. Harrington I move to allocate \$400,000 for a turnkey beach house and to see which bidder will give us the most for this amount. 2nd by Mr. Kizer. Discussion. Mr. Collins stated he knows that the insurance company issued HBTS \$155,000 for the rebuilding but where would the money come from? President Simpson the money would come out of the Capital Improvement fund. Motion passed 3-1. Against Mr. Collins.

Entrances fund allocation: Mr. Harrington I move to allocated \$56,522 to the 3 entranceways 2, 3 and 4. 2nd by Mr. Kizer for discussion. Mr. Collins asked where this money would be coming from to fund these entrances? Mr. Simpson responded it would be out of the Capital Improvement fund. Mr. Kizer asked if Mr. Harrington would amend his motion to include the landscaping, lighting and irrigation.

Mr. Harrington I move to amend my motion to allocate and not to exceed \$70,000 for the 2, 3, and 4th entranceways to include the lighting, landscaping and irrigation. 2nd by Mr. Kizer. Motion passed 3-1. Against Mr. Collins.

Replace van with small truck fund allocation-Mr. Harrington I move to replace the van we now have with a full size van to include air conditioning and a 3 year warranty to be use on the grounds and throughout the community for architectural and large item pick up of trash not to exceed \$20,000. 2nd by Mr. Kizer. Discussion. Mr. Collins asked where the funding would come from. Mr. Harrington said we had the money in the repair/replacement funds. Motion passed 3-1. Mr. Collins against.

New Business

Selection of Auditors: Mr. Harrington addressed the issue concerning our current Auditor. Mr. Crouch and Mr. Newton members stated we have not in the past 3 years received our audit on time within the 60-day requirement by the State of Florida. Mrs. Hoeflich recommended to the BOD they consider changing the auditing firm. To continued to be discussed at next meeting.

Return to Line item Repair & Replacement reserve account: President Simpson discussed currently we were a pooled reserve account and the board to take under consideration to returning to a line item reserve. Mrs. Hoeflich concluded she also recommended HBTS return to a line item reserve. To be discussed at the next meeting. Dome for Pool-Mr. Harrington presented bids for review to replace the dome we currently have at HBTS. Discussion. Mr. Harrington I move to authorize the general manager \$10,000 to have the dome put up/removed and cleaned and repairs made. Motion died due to lack of 2nd.

Mr. Kizer I move to authorize the general manager to spend up to \$7,500 to have the dome put up/removed and cleaned and repairs made. 2nd by Mr. Harrington. Motion passed 4-0.

Newsletter Bid requirements-President Simpson presented the listing of requirements to go out for bids for our newsletter. Mr. Collins stated he would like to have the web site updated and better designed for the members and perhaps do the newsletter in-house in a flyer format. To continue to be discussed at next meeting

Pool Equipment: Mr. Harrington presented the information on converting to a salt-water pump system for the pools. Mr. Collins suggested we have more information on this and to have another pool company give us their recommendations before we take any action. To continued to be discussed at next meeting.

Signing of Checks: Mr. Harrington brought up the possibility of the general manager and a board member signing the checks for billing at a low amount. Former treasurers and presidents of the Board of Directors stated the Board of Directors is responsible. Discussion. Item stricken.

TV Purchase: Mr. Harrington discussed a purchase of a new TV for the Rec center. Mr. Collins asked about researching the projector type. Mr. Harrington said he would look into a projector type for the next meeting.

Aerobics Room: Mr. Harrington presented the bids for the aerobic room floor. Bid to repair and bid to replace. Mr. Collins asked if Mrs. Rinehart could negotiate the flooring bid to fall within the insurance funds of \$16,000 and since the board authorize several months ago the items could be replaced with funds for the insurance repairs to allow Mrs. Rinehart to have the items repaired.

Breezeway: Mr. Harrington addressed the breezeway bid. Mr. Kizer asked about replacing the vinyl, which is damaged each time a storm comes through. Mrs. Rinehart said this was to take down the vinyl and replace with boards and painted to prevent this from happening in the future.

Defib: Mr. Harrington spoke about purchasing Defib for the recreation center. Mr. Collins stated this would come out of the operating fund. Mrs. Rinehart stated we have a person on staff that can train the employees on the use. Mrs. Rinehart will purchase Defib for the association.

Adjournment

Mr. Harrington I move to adjourn. 2nd by Mr. Kizer. Motion passed 4-0. Meeting adjourned at 10:40 p.m.

Open Forum