

Holiday Beach Property Owners Association
104 Saint Charles Loop West Rockport, Texas 78382

Minutes

October 21, 2023

2:00 PM

Holiday Beach Community Center

- 1) Call to Order and Welcome: 2:01pm, Jason called the meeting to order and welcomed everyone attending.
- 2) Establish a Quorum: Cathy established that we had a quorum.
Board Members Present:

President: Jason Friesenhahn

Vice President: Bill McLain, per Zoom

Secretary: Barbara Murchison

Treasurer: Patricia Burr

Parliamentarian: Cathy McAuliffe

Subdivision and Restrictions: Lorraine
Tellez

Boat Ramp & Pier: Woody Woodall

Parks & Pool: Shanna Bates

Aransas County Liaison: Debi Oliver

At Large #1: Della Vallejo not present

At Large #2: Barbara Gail Schuller not
present.

- 3) Approve Agenda:
 - Cathy made a motion to approve the agenda.
 - Lorraine 2nd the motion to approve the agenda.
 - Motion passed, all in favor.
- 4) Presentation by Seargent Chris Molina Aransas County Sheriff's Office: Jason introduced Seargent Chris Molina from the Aransas County Sheriff's Dept. Seargent Molina discussed safety in our community and offered suggestions on keeping ourselves and our community safe. He also brought hand-outs for property owners who were interested. It will be posted on our website. Seargent Molina also offered non-emergency numbers: Aransas Co. Sheriffs Dept., 361-729-2222, and for Rockport Police Dept., 361-729-1111.
- 5) Reminder of Code of Conduct: Cathy gave an update on our code of conduct.
- 6) ACTION ITEMS
 - a. Review and Approve minutes from the September 16th Membership meeting:
 - Cathy stated there were some spelling errors that need to be corrected and Lorraine stated that the motions should be in more detailed, so approval was tabled until the Nov. meeting and corrections were made.
 - b. Review September 30th Committee Workshop: Jason reported on the Sept. 30th Committee Workshop.
 - c. Review and approve minutes from October 5th Mediation: Jason stated the Board of Directors and counsel have an agreement settlement and are just waiting to finalize the agreement.

- d. Review and Approve Treasurer's Report
 - o Financial Statements: Patricia gave the financial report. Cathy made the motion to accept the financial report.
 - o Lorraine 2nd the motion to accept the financial report.
 - o All in favor, motion passed.
 - i. Resale Certificates issued: Patricia reported there were 3 resale certificates.
- 7) INFORMATION ITEMS/REPORTS
- a. President's Report
 - b. Subdivision Restrictions Report
 - i. ACC report: Lorraine gave update.
 - 1. Permits issued, there were 2 permits issued.
 - ii. Violations Report, there was 1 violation.
 - c. Pool and Parks: Shanna
 - i. Swimming Pool: we are waiting for the other gate, which should arrive in 1 more week.
 - ii. Playground Update: playground is complete.
Lorraine asked about the concrete pads for the picnic tables and why they were designed differently. Per the Sept. minutes and Jason's suggestion to pour a pad out the side door and go towards the picnic table pad, it was a safety issue to leave a gap between the pad outside the door and the picnic table pad, so it was all connected.
 - Cathy made a motion to come up with a policy for any changes to be approved prior to any change being made to previous construction.
 - Lorraine 2nd the motion for the change in policy
 - All in favor of the policy to be voted on at the Nov. meeting, the motion passed.
 - d. Ramps and Piers: Woody
 - i. Big Boat Ramp
 - 1. Update on Channel View Gate, board for access reader was mailed on Oct. 15th.
 - ii. Little Boat Ramp: Woody looking into bulkhead improvements.
 - iii. Fishing Pier: See under New Business, J.
 - iv. Kayak Park: Nothing to report.
 - e. County Liaison: Debi, nothing to report currently.
 - f. Election Committee Report: Jason directed this to Kelly Herzog, an election committee member.
See attachment #1 on their update.
- 8) Old Business
- a. Solicitation for Lawn Maintenance:
 - i. Patti reported she was looking over the invoices from Kiss My Grass mowing service and will give a report at the Nov. meeting.
 - b. Discussion and vote on the need to open a second account. Current account has over the \$250,000 maximum insured by FDIC. (Patricia and Barbara)
This item was carried over from the Sept. meeting.
Patti recapped the difference in Rally, Wells Fargo, and 1st Community Bank accounts.

- After some discussion, Patricia made a motion to go with Wells Fargo
 - Cathy 2nd the motion to go with Wells Fargo
 - Barbara, Bill, Shanna, Woody, and Debi voted against Wells Fargo. Patricia, Lorraine, and Cathy voted in favor of Wells Fargo; the motion did not pass.
 - Patricia made a motion to go with 1st Community Bank for our reserve fund.
 - Lorraine 2nd the motion to go with 1st Community Bank for our reserve fund.
 - Motion passed unanimously to go with 1st Community Bank.
- c. Insurance Updates:
- i. Lorraine commented on our D & O policy, cannot change at this time due to the pending lawsuit.
 - ii. The insurance policy for the Community Center only covers up to \$225,000. Jason's going to work on getting some quotes on the replacement cost for the Community Center for our insurance coverage.

9) New Business

- a. Upgrading Existing Checking Account to interest bearing account:
Jason presented and commented it would not change anything else on the account except it would be now drawing interest. Barbara commented that the rate now is .15%.
- Barbara made the motion to change the Prosperity checking account to an interest-bearing account.
 - Patricia 2nd the motion to change the Prosperity checking account to an interest-bearing account.
 - All in favor, motion passed.
- b. Community Center Rental October 28th for Community Event:
Jason asked to waive the rental fee for the community event.
- Lorraine made a motion to waive the rental fee.
 - Woody 2nd the motion to waive the rental fee.
 - All in favor of waiving the rental fee, motion passed.
- c. NEC Update:
Jason asked questions about the 4 streetlights and the billing for them. Patricia commented that she has talked to AEP and NEC about the streetlights. They are costing us \$25.00 each per month. Patricia commented that we could replace 2 of them, connect them to our current meters, and have AEP turn them off, saving us \$50.00 a month. The 2 at the entrances into Holiday Beach are on county property.
- d. Portable Toilet Pricing and cleaning service:
Patti shares info on A1 Texas Gold, Patron, and our current service with Texas Throne. Monthly costs are not that much different, A1 Texas Gold is a local company and will clean the toilet 4 times a month.
- Patricia made the motion to change to A1 Texas Gold.
 - Woody 2nd the motion to change to A1 Texas Gold.
 - All in favor, motion passed.
- e. Pool Closing and Pool Equipment:
Shanna stated that she had Bill look at the card reader laptop to see how many cards were swiped last year from Nov. through March, it showed only 2 cards had been

swiped. Jason asked if anyone wanted to make a motion to close the pool Dec. 1st and tentatively reopen March 1st.

- Debi made the motion to close the pool Dec 1st and tentatively reopen March 1st.
- Shanna 2nd the motion to close the pool Dec 1st and tentatively reopen March 1st.
- Bill, Barbara, Shanna, Woody, Debi, Lorraine, and Cathy voted in favor of closing the pool on Dec 1st and tentatively reopening on March 1st. Patricia voted no.
- Motion passed to close the pool on Dec. 1st and reopen on March 1st.

f. Discussion and Vote on Holiday Beach Budget

- Patti made the motion to approve the budget for the 2023-2024 fiscal year, with the following changes:
 - Reserve Contribution amount to be \$1000,000.00 instead of \$150,000.00.
 - The opening statement balance date will be May 31st, 2023, instead of Sept. 29th, 2023.
- In favor of the motion with noted changes were Patricia, Lorraine, Shanna, Barbara, Debi, Cathy
- Against, Bill and Woody
- Motion passed.

See attachment #2, Holiday Beach Annual Budget Fiscal Year 2023-2024

g. Discussion and Vote on Pay increase for Bookkeeper:

Jason opened the discussion about Laura's/bookkeepers pay increase, from \$30.00 to \$40.00 an hour

Barbara M. made the motion to approve the pay increase for Laura Adams. The motion was seconded by Woody.

In favor of the motion to increase Laura's/bookkeepers pay from \$30.00 to \$40.00 are Bill, Barbara, Patricia, Cathy, Shanna, Woody, Debi

Against the motion to increase Laura's/bookkeeper pay increase from \$30.00 to \$40.00 is Lorraine

Motion Passed.

h. Discussion of By Laws:

Jason states the correct bylaws are posted on the HBPOA website.

i. Discussion and vote on ordering spare gate control board:

Jason presents the need for a spare gate control board due to fact of how long it takes to receive one, the cost is \$869.05.

Cathy makes a motion to order the spare gate control board,

Woody 2nd the motion to order the spare gate control board,

All in favor: Bill, Barbara, Patricia, Cathy, Lorraine, Shanna, Woody, Debi

Motion passed unanimously.

Bill to order the control board.

j. Discussion on repairs of pier:

Jason reports about repairs needed around the pier until we can continue with getting the bulkhead project started.

Jason and Woody met at the pier to access what is needed to keep any more erosion from happening around the ramp and to the north side of the fishing pier.

Woody got some estimated cost on material. Jason reports around \$7500.00 to complete this project.

Lorraine makes a motion to approve the quick repair at the fishing pier and not to exceed \$8000.00.

Cathy 2nd the motion to approve the quick repair at the fishing pier and not to exceed \$8000.00.

In favor of the motion to do the quick repair at the fishing pier and not to exceed \$8000.00 are,

Barbara, Patricia, Cathy, Lorraine, Woody, Shanna, Debi

Bill abstains.

Motion passed.

k. November Meeting Potential change of date or venue:

Jason addresses the issue of holidays and families traveling.

Lorraine made the motion to change the Nov meeting date from Tues., the 21st to Nov. 18th, Sat at 2:00 pm.

Patti 2nd the motion to change the Nov. meeting to Nov 18th, Sat at 2:00 pm

All were in favor, motion passed.

Shanna then made a motion to change the time for the Nov. 18th, meeting from 2:00 pm to 10:00 am,

Cathy seconded the motion to change the time for the Nov. 18th meeting from 2:00 pm. To 10:00 am,

In favor of the motion to change the time for the Nov. 18th meeting from 2 pm. To 10 am. were,

Barbara, Patti, Cathy, Lorraine, Shanna, Debi

Woody abstained and Bill was no longer available.

Motion passed to change the time for the Nov. 18th meeting from 2pm. To 10am.

l. Issues with Construction starting prior to permit issuance.

Jason is looking into making sure our 209 letter is up to date and is asking the community to make sure that they have all their paperwork and permits that are needed and turned into the ACC for their approval before they start their new building process.

m. Spending money without Board Approval/New Expense Policy,

Jason discussed the New Holiday Beach Board Expenditure Policy, changes are noted. See attachment #3

Cathy made a motion to approve the change in the New Holiday Beach Expenditure Policy,

Lorraine 2nd the motion to approve the change in the New Holiday Beach Expenditure Policy, In favor of approval for the New Holiday Beach Expenditure Policy were Patti, Lorraine, Cathy, and Woody,

Against the approval of the New Holiday Beach Expenditure Policy were Barbara and Debi

Shanna Abstained

Motion passed to approve the change to the New Holiday Beach Expenditure Policy.

n. Camera systems passwords logins recording capabilities.

Jason states he's still working on this item, tabled until the Nov. 18th meeting.

o. New Board Attorney Representation

Jason discusses possibly changing our Board of Attorney due to cost.

Discussion was tabled until the Nov. 18th meeting, until more research is done.

p. Security at Pier for Thanksgiving Weekend

There was discussion about security at the fishing pier over Thanksgiving Holidays, there was concern about the cost for security and the funds not being available per our new budget.

Lorraine makes a motion for No security at the fishing pier over Thanksgiving Holidays, Cathy 2nd the motion for No security at the fishing pier over Thanksgiving Holidays, In favor of the motion to not have security present at the pier Thanksgiving weekend were Patti, Lorraine, Cathy, and Debi. Against the motion were Barbara, Woody, and Shanna.

Motion passed for No security at the fishing pier over Thanksgiving Holidays

q. Food Drive with New Beginnings Ministry (501c group)

Discussion of a neighborhood food drive to benefit New Beginnings Ministry. Patti will advertise on social media and drop off will be at the community center.

10) Final Announcements/Reminders

- a. Signups for committee's
- b. November Meeting is scheduled for the 18th at 10 AM
- c. Community event, parade, and potluck on October 28th
Everyone is invited.

11) Adjournment

Cathy made a motion to adjourn the meeting,
Lorraine 2nd the motion to adjourn the meeting,
The meeting adjourned at 5:04 pm.