

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

MINUTES

September 17, 2024

7:00 P.M.

Holiday Beach Community Center

Present

President: Jason Friesenhahn

Parks and Pool: Shanna Bates, Zoom

Treasurer: Patty Burr

Parliamentarian: Cathy McAuliffe

Vice President: Mike Morris

Boat Ramps and Pier: Woody Woodall

At Large #2: Donny Boykin

Subdivision and Restrictions: Lorraine Tellez

Absent

Secretary: Barbara Murchison

At Large #1: Della Vallejo

Aransas County Liaison: Debi Oliver

Jason called the meeting to order and welcome board members and community members.

Cathy stated that a quorum had been established.

Cathy made a motion to accept the agenda as written. Woody seconded the motion. The motion passed unanimously.

ACTION ITEMS

After reviewing the minutes from the August 20 Board Meeting, Lorraine made a motion to approve the minutes as written. Mike seconded the motion. The motion passed unanimously.

Patty went over the financial documents. She stated that there were seven (7) Resale Certificates issued. Lorraine made a motion to approve the Treasurer's Report as presented. Cathy seconded the motion. The motion passed unanimously.

Comments from the floor

Rose McClain asked about the postage for the return envelopes for the board election. Patty explained that we did not pay for it the first time the envelopes were sent out.

Rose McClain asked about the legal fees. Jason stated that several past and present board members had sent questions to the law firm, and this was the fee for responding to those questions.

INFORMATION ITEMS/REPORTS

President's Report: Jason thanked everyone who had helped with the neighborhood cleanup day. Four dumpsters of trash were removed.

Later in the meeting, **Frank and Liz Decoite** expressed concern about trash blowing all over the homes near where the dumpsters were located. They stated that people came from all over the county, not just Holiday Beach residents. There was a lengthy discussion. **Patty** explained that the EPA required that the dumpsters be behind a locked gate. **Jason** apologized to Frank and Liz.

Subdivision Restrictions Report: Lorraine stated that there were two permits issued. There was a total of two (2) violations reported. One will be discussed later in the meeting.

Pool and Parks: Shanna stated that there wasn't much to report. There was some algae in the pool, but the maintenance company took care of it quickly. Jason reminded the board that the pool was closed last year on November 1 and that the board should be thinking about when we want to close it before the end of the year.

Ramps and Piers: Woody said that he had boards and cleats for the Big Boat Ramp but that the water is high now. So, he is waiting for the water to go down to make the repairs needed. He also stated that the card reader had been beeping, but it was just a pinched wire, which he fixed easily. Woody said that he had reset the gate at the Little Boat Ramp a week ago (after the clean-up day) and that all is good. As far as the Fishing Pier, he said that he and Barbara had discussed the need for a plug in for the mother board, and it has been ordered. The gate is functioning as it should. There were no issues at the Kayak Park.

County Liaison: In the absence of Debi, Mike reported for her. He stated that he and some community members met last week, and folks expressed several concerns about the roads, culverts, driveways, and ditches. Mike presented the contractor with a laundry list of issues that property owners want fixed. The project is not currently closed, and he said we would have to wait and see if issues are taken care of. Apparently, there is a new person taking charge of the project.

Comments on reports from the floor

Rose McClain asked about Belaire Drive. Jason informed her that Belaire Drive was not part of the grant from FEMA. Mike suggested that Rose contact the auditors.

Frank Decoite pointed out after a lengthy discussion that elevation will always be an issue in a coastal community.

Frank also mentioned that one of the card readers was leaning over. **Woody** explained that it had been hit and that it currently was “fixed” with black electrical tape. Soon all the card readers will be mounted more sturdily. **Patty** reminded everyone that the card readers are all being raised to truck level, and **Jason** said that the board is dealing with the entire issue, including getting the motors out of the mud.

OLD BUSINESS

Community Improvement Budget and Projects

Shanna will oversee the pool shade structure.

Lorraine will oversee the irrigation and landscaping.

Mike will oversee the beautification of the entrances.

Jason will oversee the Hillcrest Park project and the lighting in the office.

Della will oversee the lights on the east side.

Woody will oversee the ramps and card readers.

Patty will oversee the gutter issue. (And we were reminded that this is already part of the operating budget, so it is not really one of the community improvement projects.)

Jason requested that everyone have a report prepared for the next meeting so that we can present a game plan to everyone.

Comments from the floor

Liz Decoite asked about how the projects were being prioritized. **Jason** responded that he had taken the votes of the board to start to prioritize, but that it seemed all projects would be funded at this point. As real numbers become available, we might need to take a second look at that. **Liz** stated vehemently that safety should be “number one.”

Patty gave some financial information, but she is continuing to work on that. **Della** has been talking to neighbors on the east side.

Survey for RV Committee and Survey for STR Committee

A survey will go out with the reminder letter about AMAs. It will be double-sided with questions about RVs on one side and questions about short-term rentals on the other side.

Bylaws Discussion

Jason stated that a few board members had contacted him with some concerns. He will start setting up meetings for property owners to discuss the changes as well as

the entire document. He is working on a deadline with Mr. Martinez since that was part of the agreement. He said that Mr. Martinez agrees that we need to produce a document that will pass a vote of the property owners, and that community involvement is paramount. Lorraine made a motion that we move forward with the bylaws as presented. Patty seconded the motion. The motion passed unanimously.

Security Camera Update

Mike met with two companies, and they are coming back at the end of this week. No decision has been made.

Trash Service Pricing

Patty reported that we are currently paying the Bag Lady \$30+ each month for twice-weekly pickup, but they are now requiring trash bags. Coastal Bend would charge \$125/quarter with an initial charge of \$30 for trash cans, and pickup will be every Monday. White Trash would charge \$160/quarter with an initial charge of \$60 for trash cans. Republic Waste will no longer be serving Holiday Beach. Both Woody and Patty recommended we go with Coast Bend. Cathy made a motion to follow their recommendation and contract with Coastal Bend. Woody seconded the motion. The motion passed unanimously.

New Business

Surge Protection and anodes for HVAC System

Jason reported that it would cost between \$500 and \$600 to protect everything in conjunction with the new camera system.

AMA Mailout

There will now be a Due Date (January 31st). There is a new payment button on the website. Property owners will pay a fee of \$1.80 per lot, and they can also purchase access cards and/or donate to the POA. Late fees will be instigated next year. There will be a board workday September 28 to stuff envelopes.

Purchases

Jason went over the need to purchase a file cabinet, a chair, and table holder. He said that Shanna's request for "Keep off Grass" signs was no longer necessary since the ditches are so deep now. Woody made a motion to approve buying the above listed items. Lorraine seconded the motion. The motion passed unanimously.

Building Permit Extension Mesquite and Shady Oak

Lorraine explained that there was an issue with a property owner who was in violation of the six-month requirement that work be done after getting a permit. After a discussion, Mike made a motion to extend the permit for another six months. Woody seconded the motion. The motion passed unanimously.

Business Cards

After a short discussion, the board felt comfortable with board members ordering business cards.

Public Comment

Rose McClain stated that she would do more research about Deed Restriction #12.

Final Announcements/Reminders

The October Meeting is scheduled for Saturday the 19th at 10:00 A.M.

Adjournment

Cathy made a motion to adjourn the meeting at 8:26 pm. Woody seconded the motion. The motion passed unanimously.

Submitted by Cathy McAuliffe, Parliamentarian, in the absence of the Secretary.