

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

MINUTES for the MEETING

November 18, 2023

10:00 AM

Holiday Beach Community Center

- 1) Call to Order and Welcome, 10:00 am, per Jason
- 2) Establish a Quorum: Cathy established there was a quorum.
President: Jason Friesenhahn, present Boat Ramp and Pier: Woody Woodall, present
Vice President: Bill McLain, present Parks & Pool: Shanna Bates, present
Secretary: Barbara Murchison, not present Aransas County Liaison: Debi Oliver, per Zoom
Treasurer: Patricia Burr, present At Large #1: Della Vallejo, not present
Parliamentarian: Cathy McAuliffe, present At Large #2: Barbara Gail Schuller, not present
Subdivision and Restrictions: Lorraine Tellez, present
- 3) Approve Agenda: Bill made the motion to accept the agenda, Lorraine 2nd the motion to accept the agenda, motion passed unanimously.
- 4) ACTION ITEMS
 - a. Review and Approve minutes from the September 16th Membership meeting:
Lorraine made a motion to accept the amended Sept. minutes; Woody 2nd the motion to accept the amended Sept. minutes, motion passed unanimously.
 - b. Review and Approve Minutes from the October 21st Membership meeting:
Lorraine made a motion to approve the amended Oct. minutes; Cathy 2nd the motion to approve the amended Oct. minutes, motion passed unanimously.
 - c. Mediation settlement still not resolved. Minutes will be discussed and approved upon the conclusion of the settlement agreement. Still pending, nothing to disclose currently.
 - d. Review and Approve Treasurer's Report:
Patti gave the Treasurer's report, which also includes the financial statements.
Lorraine made a motion to accept the Treasurer's report, Cathy 2nd the motion to approve the Treasurer's report, motion passed unanimously.
 - i. Financial Statements
 - ii. Resale Certificates issued.
There were 6 resale certificates issued.
 - e. Comments from the floor: None
- 5) INFORMATION ITEMS/REPORTS
 - a. President's Report (Community Clean-up Day)
Jason thanked everyone who participated and helped in the community clean-up day.
 - b. Subdivision Restrictions Report
 - i. ACC report
Lorraine gave the update for permits and violations.

- ii. There were 2 building permits issued.
 - iii. There was 1 violation report.
 - c. Pool and Parks
 - Shanna gave an update on the pool and playground.
 - i. Swimming Pool
 - The gate is finished up and working. The swimming pool is doing great and weekly service has changed from twice a week to once a week.
 - ii. Playground Update
 - The playground is finished and being enjoyed by our young property residents.
 - d. Ramps and Piers
 - i. Big Boat Ramp
 - Woody and Bill gave the update.
 - 1. Update on Channel View Gate
 - The control board has been replaced, programming on the control board is in progress.
 - ii. Little Boat Ramp: No issues.
 - iii. Fishing Pier:
 - Thank-You to Jason for the rock work around the ramp at the pier and patching the potholes in the parking areas.
 - iv. Kayak Park: No issues.
 - e. County Liaison:
 - Debi reports there's no new updates. The elevation for Palmetto Point Rd is to be revised.
 - f. Election Committee Report:
 - Still working on a progress report.
 - g. Comments on reports from the floor
- 6) Old Business
 - a. Solicitation for Lawn Maintenance RFP:
 - New bids should be posted on the website soon.
 - b. Insurance Updates Building Replacement Cost:
 - Lorraine is working on costs to increase coverage on our insurance policy. Jason is working on what it would cost to replace the Community Center.
- 7) New Business
 - a. December Meeting Potential change of date or venue:
 - Dec. 19th, Tues., 7:00 pm at the Community Center.
 - b. Board discussion of information included in minutes:
 - It was decided last names are not needed throughout the minutes as they are given with each board member's position at the beginning of the agenda. Cathy states there needs to be complete sentences.
 - c. Camera systems passwords logins recording capabilities.
 - Bill is going to investigate our Reo Link camera system account.

- d. New Board Attorney Representation
This was tabled at the Oct. meeting for further review, RMWBH Law Firm is who is being considered for Holiday Beach Property Owners Associations new representation. Cathy made a motion to accept RMWBH as the new attorney for HBPOA, Lorraine seconded the motion to accept RMWBH as the new attorney for HBPOA, motion passed unanimously.
 - e. Lance and Dana Ligon addressed the Board about the neighborhood entrance ideas. Suggestions for Entrance Way Improvements, 4 signs, double sided, encased and locking. Future lighting for signs, possibly solar. Irrigation for future grass and plants at the entrances. Estimated cost \$17,000.
 - f. Property Taxes Payment will be paid in December.
- 8) Public Comment
- a. Ms. Elisa Partain addressed the Board and community about the derelict houses in the community. She was advised to contact the county offices to report them. Additionally, Debi Oliver stated she had been in contact with Aransas County Environmental about a property and the county was working on it.
- 9) Final Announcements/Reminders
- a. Signups for committee's
 - b. December Meeting: Dec. 19th, Tues., 7:00 pm at the Community Center
- 10) Adjournment:
- Bill made a motion to adjourn the meeting, Lorraine 2nd the motion to adjourn the meeting, meeting was adjourned, at 11:24 am.