

HOLIDAY BEACH PROPERTY OWNERS' ASSOCIATION
104 Saint Charles Loop West
Rockport, Texas 78382

Summary Minutes
Meeting of the Board of Directors on June 20, 2023

Board Members Present

Terry Delaney, President
Bill McLain, Vice President
Barbara Murchison, Secretary
Sandy McCollom, Parliamentarian
Lorrain Tellez, Dir. Of Subdivision Restrictions
Shanna Bates, Dir. of Pools and Parks
Debi Oliver, Aransas County Liaison
John McCarthy, Representative at Large #1

Board Members Absent

Jackie Smalley, Treasurer
Barbara Schuller, Representative at Large #2

I. Call to order

President Delaney called the meeting to order at 6:59 p.m.

II. Establish that a Quorum is Present

Parliamentarian McCollom stated that a quorum was present.

III. Parliamentarian will Establish that the Meeting is Properly Called

The Parliamentarian established that the meeting was properly called.

IV. Announcements/Guest Speakers

Delaney informed the members that the office would be closed on Tuesday, July 4 for the holiday. Delaney reminded the members the amended ballot was to be mailed to the post office box so they would be picked up by the CPA. He stated that if the members didn't have a ballot, they could go to the CPA's office to get one. Members would need their driver license to prove identity and to sign for the ballot. He provided the address as 105 N. Magnolia and the firm name was Gary Cates.

V. Consideration to Approve the May Minutes.

Delaney asked for a motion for the approval of the May minutes. Murchison made the motion and McCollom seconded the motion. The vote to approve was unanimous.

VI. Financial Report: Jackie Smalley

Jackie Smalley was not in attendance so McLain provided the financials for transactions since the board meeting on May 16, 2023. Delaney accepted the report on behalf of the board.

Delaney stated that he had met with the auditor for several hours and that the auditor stated the results would be ready for the July 15 Annual Meeting. The audit will verify the records are correct and also inform the board/bookkeeper where some entries need to be entered differently such as liens and release of liens. Delaney stated that there will be an audit every year going forward. Delaney stated that he had been asked where the board found the auditor and he stated that the HB Water has used him and were very pleased with his work. Delaney said that the purpose of the association was to bring in the money from the assessments and to repair, maintain and improve community property and nothing else. That it was important to keep track of the funds and how they are spent.

VII. Board Member and Committee Reports as required.

Subdivision and Restrictions Lorraine Tellez

Tellez stated there was nothing new to report.

Pool and Parks – Shanna Bates

Bates stated everything was running well.

Pier and Boat Launches – Vacant

Aransas County Liaison – Debi Oliver

Oliver stated that she had spoken to Road and Bridge that day. They planned to pave Rustic Oak that next week and prepping other roads the next week. She stated that the grant contract for paving was still waiting to be signed and as soon as it was, they would start the work at Holiday Beach.

VIII. Old Business:

Approval of Wally Nussle’s official resignation.

McLain made a motion to accept Wally’s resignation. McCollom seconded the motion. The vote passed unanimously.

IX. New Business

A. Checking account update.

Delaney explained that the approved signatures at the bank included Doug Buster who passed in February. Tellez asked who was officially on the signature card at this time that were current board members. Delaney stated that McLain and Murchison were on the card. Delaney asked for a motion to approve putting his name on the official signature card with the bank. Murchison made a motion to approve and Oliver seconded the motion. The vote passed unanimously.

B. Swimming pool fence bids.

Delaney stated that the bid for the pool the week before. He stated the recommended bid is Gulf Coast Fence. Delaney asked for a motion to vote on the bids. Oliver made the motion to approve and McCollom seconded the motion. The motion passed unanimously.

C. Pool deck repair quote.

Delaney asked Bates for the quote. Delaney stated that the amount was not enough to require bids but the amount was enough to require a vote. The amount of the quote was \$2,754. Delaney stated that the cracks on the pool deck shifts and periodically need to be ground out and regouted and painted with a sealer. It has been three years since the last repair. Oliver made the motion to approve and McCollom seconded the motion. Motion was unanimously approved.

D. Community Center repair bids.

Delaney stated that Bates had been working on getting bids for quite a while, meeting with numerous contractors and that fortunately, the bids were not as high as they had expected. Delaney stated that there were a lot of drainage issues that caused the damage and that Bates and her family had done a considerable amount of moving dirt which has

alleviated much of the problem. The bids had been on the web for a week and were: 1) Master Plan Builders, Inc. - \$5,400, 2) Golden Crescent Construction - \$5,816.96, and 3) Trade Mart Construction. Delaney stated the recommended bid was Golden Crescent Construction located in Victoria, TX, because they only do metal buildings. Delaney asked for a motion. McLain made the motion and Murchison seconded. The motion passed unanimously.

E. Community Center playground replacement bids.

Delaney stated that the previous vote for a playground was too big to put in the area we had so the equipment had been scaled down and new quotes received. The new equipment will be in the same area where the current equipment is located with a little more area taken to include a swing set, a small merry-go-round, and one other item. The bids were: 1) Adventure Playground Systems - \$27,049.89, 2) Play and Park Structures - \$22,581.54, and 3) Gulf Coast Recreation - \$27,000.62. Delaney stated that the warranty on all, in order presented, was “good, best, good” and the where the products were made were, in order presented, “foreign, American, foreign”. Play and Park Structures was the one that had the best warranty, American made and the best price so their bid was the one recommended. Delaney asked for a motion to approve. Tellez ask a question of what the warranties covered. Bates indicated that the warranties were limited lifetime on hardware and structure, 20-year warranty on the plastic, 15-year warranty on the rails (pipes, rings) and 5-year on the swings. Tellez asked further where the plastic was. Bates stated the merry-go-round was plastic and the swings were plastic and more of a composite than the old plastic. Tellez asked if the quote included the material under the play equipment. Bates said it included the EWF the quote included removing and disposal of the current equipment. Delaney asked for a motion to approve. Returning to the motion Delaney asked for a motion to approve. Murchison made a motion and McCollom seconded. Motion was approved unanimously.

F. New desktop computer for the main desk.

Delaney stated the second computer, not used by the bookkeeper, was continuously having issues and that it would be best to put new computer for use by the bookkeeper and put her computer on the second desk. Delaney asked for a motion to approve. Oliver motioned and McCollom seconded. During the vote, Tellez asked if someone was backing up the old and loading the new information to the new. Delaney stated that Tech Time would do that. Delaney ask McLain where the computer was being bought from. He stated we were buying the computer from Acer. Tellez asked if it were a desktop or laptop. McLain stated desktop. Delaney asked if everyone had voted. Everyone affirmed that they had. The vote to approve was unanimous.

X. Public Comments

During Public Comments Delaney was asked if someone had already sent in the first ballot did they have to send in the second. Delaney stated only the second, amended ballot would count so the members would need to send in the second one.

XI. Adjournment

McLain moved to adjourn. Mr. Delaney adjourned the meeting at 7:38 p.m. Delaney reminded the audience that the next meeting would be Saturday, July 15, 2023, at 1:00 p.m.