

Holiday Beach Property Owner's Association  
Executive Committee Meeting Minutes  
October 8, 2020

Meeting called to order at 7:43 pm.

Guests:

**Committee Reports:**

**Recording Secretary** – Reading / acceptance of the September Executive Committee Meeting Minutes will be done at the November meeting.

**Special Meeting Minutes were reviewed, Tom is not happy with them. They will be reviewed and approved at the November meeting.**

**Bar:** – Alan – Half of the bar reports for the year are complete. Christmas party brought in \$620.00.

Profit/Loss:

January: \$488.92  
February: \$650.02 (loss)  
March: \$157.50 (loss)  
April: Bar closed  
May: Bar closed  
June: Bar Closed

**Treasurer** — Donna:

**HBPOA  
As of October 6, 2020**

Balance in checking - \$ 76,640.24

Balance in New Peoples United Bank Savings account - \$166,393.32

Special Projects Fund: \$59,184.97  
General Fund: \$71,696.08  
Working Capital Reserve \$32,733.77

\$2,635.42 Accrued interest

Masury Restoration Fund Balance in checking account: \$101,039.36

**Pat makes a motion to accept the Treasurers report, second by Ed, (UNAN).  
Motion carries.**

**Corresponding Secretary** – Betty – Letter received from a member regarding the General Membership meeting. The member was disappointed in the way the meeting was conducted and hijacked by certain members.

**Administrative** – Alan – Paul reached out to the DEC regarding the permits for the beach grass. \$250 for the permit. Alan is concerned that we might pull out the wrong type of grass.

Ryan reached out to Father John regarding the mediation between Mike Vitow and Tom Conti. Father John will reach out to Mike and Tom to set the date and time. The Board Members will make a monetary donation to Father John for his service.

Laura- Election committee – Voting will be from the 17<sup>th</sup> to the 20<sup>th</sup>. Directors spots, Bring it back to 1/3 of the Board is elected each year. Ryan's spot should not be up for election this year. Since Ryan was just added to the Board, Laura suggests his position be voted on next year to even out the number of spots being voted on each year. For the open Director's position, whoever gets the 5<sup>th</sup> amount of votes will take this position. The Board agrees to have Ryan run and then have a committee put together in February to adjust when the Directors go up for election, it should be 3 directors up for election each year.

**Marina** — Pat – Pat will not be here for putting in the bubble system. Water will be shut off on November 8<sup>th</sup>, Bubble system will be put in on November 14<sup>th</sup>, 9:00. All boats must be out by November 13<sup>th</sup>. All floating apparatus need to be removed on November 13<sup>th</sup> also.

Good year, nothing major happened. Pat will get some good pictures of the bulkhead over the winter for repair. Couple of holes near the bulkhead at Polmeroy walk need to be filled in.

**Beach** – Alan – There was a report of swing set that needed a repair, Norm took care of it. DEC permit - **Pat makes motion to start the permit, second by Sally, UNAN.**

### **Website Administration** –

**Fundraising** – Fran – Victorian Tea – looking to have a Covidtorian Tea. Grab and go bag with tea, scone, etc. \$5 a ticket to attend. Open from 10-1, take pictures of all baskets and put them online. Tickets will have their phone numbers on them. Just baskets from donations, not going to hit up the local stores this year. 15 baskets left over from last year to start with. 50/50. December 6<sup>th</sup>.

**Entertainment** – Annette – Music night was a success. Nothing else is planned yet. A member asked about a low impact aerobic class at the Masury, on Tuesdays and Thursdays. Time to be determined. Limit it to a certain number of people, fee to be determined. We can do in person and virtual with Webex. The Board ok's looking into it.

**Masury Restoration** – Pat – Air conditioner has been replaced. Systems was installed, run and tested in 6 ½ hours. The company was great. They did everything that were asked to do. Color of unit matches the color of the building. Will need humidification system to keep the humidity up in the winter for the ballroom ceiling. Pat will do the labor for the humidification system installation. Bartenders, rental managers and cleaners need to be trained on the system. Pat Brown to be in charge of the controls only.

Bill – The building is now climate controlled.

Masury sign that faces the marina was taken down, Bill's daughter Chantel submitted proposals and drawings for the sign.

Building condition report -3 months ago Mr. Snodgrass submitted the report. He mixed up the Masury report and a church in BayShore. Bill has not heard from him since. Mr. Snodgrass has not been paid any money. Will needs to review the contract to determine what we can do regarding cancelling the contract.

Gutters – three estimates received. Creative was \$14,850. Long Island Gutters was \$34,000. Michael Marra was \$18,000. These estimates include moving all the leaders. The gutters around the rotundas need to be fiberglass. **Mike Vitow makes motion to go with Michael Marra company to the gutters according to the contract for \$18,000, second by Will, 14 for, 1 against, motion carries, this will be brought to the membership.** A discussion was held about the color of the gutters. Samples will brought to us to decide color. This is a maintenance item.

Items need to be done before the winter: Chimney needs to re-pointed. Might be a leak in the roof, needs to be checked. Ladies bathroom sitting room rug feels squishy most of the time. Alan will give Bill a roofer's number. Need to get 3 estimates for each for the next meeting.

Eye-brow windows need to be repaired, insulation in the attic.

Tom spoke about the restoration of the mural. Fran contacted two other restoration assessment companies. Sally spoke about how once we touch Muriel with a paint brush, it will not be original. This needs to be brought to the membership.

**Buildings and Grounds** – Alan will reach to the oil company to not deliver fuel to the tank that is blocking the hatch. Might be able to put an oil tank inside. Bill will donate the tank. Vents in the hatches need to be done.

**Trustees report-** Mike Vitow – The Trustees had their annual budget meeting. Went over everything line by line.

Plot A Easement:

Last year we reduced the easement from \$160 to \$150. Plot A is only in the black because of back easement collected. New fee would come to \$165. All items requested by the Easement holders were able to be working in without it being non-discretionary. \$30,000 in improvements, the \$39,000 collected from back easements will cover the improvements. We will ask the membership if they want to have the discretionary items using the surplus. The \$165 will be necessary without the discretionary items due to increases in the regular budget. Wifi is not included for at the beach. (Pat said there are companies out there that can give us an estimate and let us know if Wifi can be accomplished, Pat will try and get proposals.) Wifi will be looked into in 2022.

525 easements were collected last year out of 538 members.

Membership was brought down to \$160, Easement recommendation is \$205, back to what it was the year before.

Fees: Every fee will stay the same, except Marilyn's salary will go up \$1.00 an hour.

Plot B is in the black with \$25,000, with three months to go. \$6,000 for taxes need to be paid and all regular expenses.

**Fran makes a motion to accept the fees and budgets, and using the \$30,000 for discretionary fees, second by Ed, UNAN, motion carries.**

**Rentals:** Sally – a lot of rentals for next year booked. 12 weekends of Member sponsored rentals booked, no more member sponsored rentals will be booked as of this time. Still need another cleaner.

**Landscaping committee,** Committee met, working on some stuff for the front gate. Getting estimates for the apron. The pillars will not be moved, too expensive.

Alan was approached by several members stating that we are going to spend \$40,000 a year on landscaping. This is not true.

**Membership:** No report.

**Good and Welfare:** One donation to the Catholic Church. 27,267pds since inception, still money to spend from stuff a boat

**New Business:** None.

**Ed makes a motion to adjourn, second by Laura, (UNAN).** Meeting was adjourned at 9:35 pm.