

Holiday Beach Property Owner's Association  
Executive Committee Meeting Minutes  
December 10, 2020

Meeting called to order at 7:40 pm.

Guests: Shamus Fitzgerald

Ed McDonnel is thanking the Board for all the courtesies and he loves us all. Thank you for the last 25 plus years. God Bless you all and stay safe.

**Committee Reports:**

**Recording Secretary** – Reading / acceptance of the September and November Executive Committee Meeting Minutes via e-mail. **Motion to approve the August 17, 2020 Special Meeting Minutes, September ECM Minutes and November ECM Minutes by Ed, second by Will, Motion carries.**

**Bar:** – Alan –

Profit in February was \$700, this is a change to the previous report.

Profit/Loss:

July - \$341.00  
August - \$31.54  
September - \$89.78  
October - \$242.06  
November – Bar closed  
December – Bar closed

YTD Totals:

Income - \$3,395.00  
Expenses - \$3,044.22  
Profit/Loss - \$550.78  
Donations - \$1,122.00

**Treasurer** — Donna:

**HBPOA**

As of December 9, 2020

Peoples United Bank: \$58,994.34  
General Fund: \$114,299.55  
Special Projects Fund: \$16,581.50  
Working Capital Reserve: \$33,668.71

\$2,977.30 Accrued interest

New Account Total:           \$167,527.30

Masury Restoration Fund Balance in checking account: \$90,284.05

**Pat makes a motion to accept the Treasurers report, second by Annette. Motion carries.**

**Corresponding Secretary** – Betty – No report.

**Administrative** – Alan sent an e-mail to Joan Holzmacher, one of the new Trustees, to have her present on reporting the previous snapper derby revenue. She was asked to call in or come to this meeting, but she has not responded. Alan asked that Joe and Will find out about the revenues and report on it at the January 2021 meeting.

Joe, Alan and Will spoke about the interviews for Marilyn's position and would like Marilyn to be involved.

Landscaping committee still needs a chair as Sally has stepped down. Alan is also leaving the committee.

Alan dissolved the COVID Committee. Alan thanked the Election Committee.

When we had the August General Membership meeting there were e-mails and text messages going around asking if the Board has been giving out confidential information. Alan originally said no, but now feels we have. Need to have a change in the Operating Procedures for the Marina, to have members sign an attestation stating that the addresses and phone numbers in the marina shack are confidential. When Board members send out e-mails, they should be sent out using blind CC's. The HBPOA By-Laws state that member lists are confidential.

Helen will send out the December minutes for approval by e-mail.

Alan will be meeting a family member of Robert Aluck to have a little memorial ceremony at the beach, they are purchasing a memorial brick.

Alan feels that we as an association owe Marilyn a debt of gratitude. An announcement will be going out that we are looking to hire a new office Manager.

Fran read a statement of thank you that we would like to send Marilyn. It was a great letter appreciating all Marilyn has done.

Alan thanked Sally for getting him involved. Alan's only regret is that he didn't beat Sally's 7 yrs. Alan thanked Fred for doing the food drive. Alan thanked Fran, Laura, Donna, April, Tom, Pat, Bill, Annette, Will, Ed, Diane and myself. A big thank you Ed

and wishing him health and happiness from the Board. Alan gave out gifts that he purchased with his own money and cards.

Ads for Marilyn's position have gone out, two responses so far. Only one has potential. Will suggested having a person from Holiday Beach if we cannot find a qualified person from outside the community. Sally stated that it is not a good idea to have someone from Holiday Beach in this position due to the confidential information. Fran stated that Marilyn has been yelled at and cursed at. It is ok for her to go back against these people, it would be difficult for a Holiday Beach member to go against their neighbors. A discussion was held about a salary for this position. Will asked how we can proceed with the hiring when we find someone. Board will have a Zoom or Webex meeting to with the candidates before hiring someone.

**Marina** — Pat – Bubble system was installed. Needed to do a repair by slip 71. Dock repair was done. Part of the dock separated. High tide popped a couple of boards up, they were repaired. A couple of repairs being done this Saturday, then the bubble system will be up and running.

**Beach** – Norm and Paul have been working on having the new gate system installed. Marilyn stated that the database for the gate cards should also be in the office, not just Paul having access to it. The Marina Manager, Beach Manager and Office Manager should have access to the database.

Beach permits – Alan stated it is out of his scope. Joe, the beach managers and Alan will review and sign the permit. Alan will sign a transfer of ownership form naming Joe as ownership of the permit if the DEC permit is issued during his term.

**Website Administration** – Annette – Working on getting the Minutes up on the Website. Need a website administrator for next year.

**Fundraising** – Fran – Victorian Tea will be held this Sunday. This is the last year that Fran will run the event. Masks and sanitizer will be supplied. Gloves will also be supplied for our volunteers. There was an article in the Tide regarding the Tea. Tickets will be sold between 10-1 and calls will be made for the winners after they are drawn.

**Entertainment** – Annette – Need a chair for next year. Another announcement will be sent out, it will include a thank you for the old Board and a welcome to the new Board Members.

**Masury Restoration** – Bill – Bill spoke with the window company, they are going to come next week to finish the windows in the ballroom.

Bill stated it was brought up a couple of meetings ago to have an estimate to assess the fresco. It is going to be a six figure job to fix it. Bill suggested getting grants to do this. The grants need to be looked at to see what the qualifications are. Do we need to upgrade the bathrooms, etc. Alan has reviewed some grants at the Town of Brookhaven and some of them recommend that we have to follow certain guidelines

from a grant, mostly it is using the money for what the grant is given for. We need to review the grants before we go forward with any applications.

Tom stated that the company would do just an assessment to see what needs to be done.

Fran stated we need to follow the protocols for bids and she is glad that Tom is getting other estimates. There was never a conversation of what we are going to do with the Fresco.

We need to see what needs to be done first, the roof, chimney, etc. before we do the Fresco.

A discussion was held. Conclusion: We need to inspect and fix the roof before anything else.

Sally stated that Board of Holiday Beach is the Masury Restoration Fund. It took 40 years to put the money in the account. When we did the plaster, the company pressure tested the Fresco and it is not going to fall down. We need to fix the roof first. Then form a committee to discuss what to do with the Fresco. There might be members who earned that money that might not want the Fresco to change.

April asked how the bill for the roof will be paid? Is it maintenance or restoration?

Mike Vitow stated that the estimate for the Fresco is not in next years budget so it will have to be voted on by the membership since it is over \$5,000.00.

**Buildings and Grounds** – Alan purchase new lights, will work Bobby on installing them.

Bill – Gutters – met with Gutter installer, chose the antique style gutters. Gave an estimate for four different sections for over the four doors. Need to extend some of the gutters so that we can move the leaders over so they don't spill out on the stairs. \$3,415.00 to do the 4 sections. Will was also involved in obtaining the estimate. It can be broken down by section. Sally said we have a responsibility to make it safe when it is raining and we should do the gutters over the doors. Bill suggested putting dry wells in after.

Tom said he thought we were just going to do over the front door to see what it would look like.

**Sally makes a motion to accept Bill and Will's proposal to replace the existing gutters for a cost of \$3,415.00, second by Annette, Unanimous vote, motion carries.**

**Trustees report-** Mike Vitow – As of December 9, 2020 we are in the black for \$10,400.00. Not really the case because the last two dredging payments were taking out of the Checking account. It also includes a \$22,000 Tax rebate and \$11,000 in back

easements. Actual balance is \$53,000. Three more weeks of bills before it is closed out for the year.

**Rentals:** Will – a Plot B member was requesting to use the outside and the bowling alley for a wedding. Sally recommends that the price stay at \$2,500 with a \$1,000 deposit. The Board agrees.

**Membership:** No Report.

**Good and Welfare:** Year to Date: 4,030 pounds collected. 27,903 pounds collected since inception. Fred challenges us to hit 28,000 pounds before the end of the year. Two more deliveries were made.

**New Business:** None.

**Ed makes a motion to adjourn, second by Mike, (UNAN).** Meeting was adjourned at 9:17 pm.

The minutes were approved via e-mail by the following Board Members:

Alan Pollack, Laura Lewis, Mike Vitow, Diane Wedell, Pat Brown, Fran Lizewski, Donna Monaco, Bill Roach, Betty Butler, Annette Rank, Will Faller, Sally Burges and Helen O’Leary.