

Holiday Shores  
Board of Directors Meeting Minutes

**Date:** February 23, 2022

**Board of Director Attendance: Present:** John Crotty, Anthony Harrell, Jerry Allen, Shaun Diltz, Ty Van Ryswyk & Robert Wittkamp

**Excused:** Tony Harris

Others Present: Karla Suttles, Rob Clarkson, Chris Galletta & Angie Webster from the Holishor Office & Jason Armbruster (Foundry Boat House)

**Holishor Members Present: 1**

**Proceedings** Meeting called to order at 7:30 pm

**Pledge of Allegiance recited**

**Meeting Minutes** – Minutes of February 9, 2022

**Anthony Harrell** Motions to approve the minutes as amended.

**Jerry Allen** Seconds

**All in favor**

**Motion carries**

**Transfers of Property** We had 5 transfers of property, 2 triggered initiation fees.

**Old Business**

**Creel Limit Rule Vote**

RULE CHANGE TO CREEL LIMIT EFFECTIVE APRIL 24, 2022

Species	Daily Limit	Size Limits
Largemouth Bass	3	14" minimum length
Hybrid Striped Bass & Striped Bass	1	20" minimum length
Channel Catfish	3	14" minimum length
Flathead and Blue Catfish	1	24" minimum length
Crappie (All Species)	20	8" minimum length (Currently no limit until 2024)

**All in favor**

**Motion Carries**

**Carpet Bids**

**John Crotty** On the January 26, 2022 Board of Director's meeting we reviewed carpet bids for the clubhouse, the kitchen and the entryway. We approved Theo's Flooring for the install with the material coming from Pro Source. We had some issues with Pro Source in that they were not going to be able to deliver the product in the time frame we requested and will not be available until May and that does not fit into our window for when to get the clubhouse done. Angie has gone out and found the carpet and the floor and we want through Arch View Flooring, the installation would still be Theo's Flooring, but the cost is increased by \$5,000 taking it to \$22,159.19. This bid is still cheaper than the other two bids and the quality of the carpet is actually what we want because we found that neither one of the other bids actually provided the carpet we were looking for.

**Ty Van Ryswyk** Makes a motion to accept the \$22,159.19 proposal with the material coming from Arch View Flooring and the labor coming from Theo's Flooring and to cancel the Pro Source order.

**Shaun Diltz** Seconds

**All in Favor**

**Motion Carries**

**New Business**

**Dues & Assessment Winner Drawing**

Joseph & Mary Blackburn drawn by Angie Webster

**Reserve Funds to Be Spent 2022**

**John Crotty** Rob has provided us a list of items that he is recommending that will need repaired or replaced in 2022. This is just a starting phase, not permission to make the purchases. Rob will provide quotes for approval from the board before purchasing. 1) 20K out of the 3 Ton reserves. The truck itself is in good working condition but the bed is deteriorated badly. We would like to replace the bed and extend the life of the truck significantly. 2) 5K Pavilion at Clubhouse-If time allows we would like to replace the existing structure and improve upon it. I suspect it will be underfunded as well. Material list will be generated, and project postponed if we cannot meet the funding this year 3) 55K We would like to trade/sell off a 1 ton that is not set up to do the maintenance work and replace this vehicle. This will allow us to better use the equipment we have. 4) 30K Public Safety vehicle started to give us issues over the last year.

**Shaun Diltz** Makes a motion to approve reserve items for purchase this year.

**Anthony Harrell** Seconds

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**All in Favor  
Motion Carries**

**Reserve Investment Options**

**John Crotty** Tony was going to present, but since he's not here and the person who sent the email, Mr. Decker is, maybe he'd like to review it for us. **Dave Decker (1184)** I ran across a federal government, I bond. It's a variable interest, federally backed bond and right now it's paying 7.12%. You can't find anything anywhere in a guaranteed investment that is paying that. Now the caveat to that is it was only paying that for six months. And the interest rate is adjusted every six months. And there's two components to the investment. One is the fixed rate and then the variable rate. The variable rate is based upon the current inflation rate. So basically, it's not an investment to, quote, make money, it's an investment to keep your money's current value. So if you have money and you just leave it in the bank as inflation goes up, the value of that money continues to drop. This bond is designed to allow that money to keep track with inflation. Unfortunately, the interest was set in November. So I believe if I did my math right, in May, it'll be up for adjustment again. You don't know what that's going to be but if you were to invest it now, I think it's like \$50 a month you would make and you can only invest \$10,000 per year as a business. Other facts: •You can only buy \$10,000 of these per year. • They are exempt from State income tax (not a consideration for the association) •These are really just to keep up with inflation •You are required to keep them for a year before you can sell them. • If you sell prior to holding the bond for 5 years, you are penalized the last 3 months interest. • For the Association, these can only be purchased electronically. Currently, we've been trying to stagger CDs on a five-year ladder, where we buy \$100,000 per year, and we buy a five-year CD and then next year we buy another \$100,000 and currently the interest rates out there are like 2%, I don't know the current market, I haven't looked at it. But this was significantly higher. That's why I brought it to the finance committee's attention. I also reviewed it with Ray Garber and he's very big into CDs and investments and he felt it was a good solid investment, and he agreed with the recommendation that we should pursue it. The finance committee looked at it and the consensus from the finance committee was that we should go ahead and pursue it. So the recommendation is to take \$10,000 of the reserve monies that we have that are just either in CDs or sitting in the bank and buy this I bond. Then again next year, we'll look at it and see whether it's the right thing, and I personally, based upon what I'm seeing and how we do our CDs and our reserves, I believe that this is a good investment that we'll probably start doing on a regular basis and start buying \$10,000 a year in the future. For me, it's a no brainer, because I can't take that \$10,000, and for the next three months, make seven and a half interest rate on it. **Shaun Diltz** Right, now we don't have a couple years of CDs that we usually do because the interest is so low so this is something, better than nothing. And like Dave said, it's something that we could build upon year after year. **Dave Decker (1184)** And if we see that in the future we see that it's not paying us the interest rates we want, a) we can yank it out or b) we can leave what we have invested in there to continue to draw on what those rates are. I mean, it's not locking us down for definitely not a serious amount of money compared to \$500,000 that we have in the CDs. And the CDs are all under 2%, five-year CDs. One thing that you need to be aware of for sure is that it's bought electronically. so it has to be done through the computer, whether that's somebody in the office or whether the current treasurer does it, but it's all electronically. It's not paper bonds. You could do paper bonds, but I would highly recommend you don't do paper bonds.

**John Crotty** Tony did mention that we have to get a contact for this. He recommended someone in the office, probably Rob since the board members rotates. His recommendation is that we would make Rob the contact for this.

**Shaun Diltz** Makes a motion to purchase electronically \$10,000 of an I Bond and make Rob Clarkson the contact.

**Anthony Harrell** Seconds

**All in Favor  
Motion Carries**

**Restaurant Patio Expansion**

**John Crotty** During the restaurant negotiations and contract, the board agreed at that time that we would provide \$10,000 to the restaurant to expand the patio out towards the lake on the flat area outside of the covered part of the patio. They have provided us a drawing that was included with your board packet. Jason Armbruster from the Foundry Boathouse is here to answer questions. **Jason Armbruster** That's a very loose drawing. That was the first one we did. We want to make it very organic; we don't want to make it square, but we don't know our parameters of how far you guys want us to go out or how far we can go out. Side to side is a little different, we're not going to go too far that way. But we just want to make sure that we all coincide together. I don't want to go too far out, obviously we're not going to go all the way down to the sand volleyball court, but we just want to make sure that the measurements are there. There is a gas line that will run out because we might have some fire tables there. We already have a gas line run out from the restaurant, but we just want to do run some conduit out underneath, everything is going to be underneath to not block the view or make it any worse than it already is. **John Crotty** What are these rectangular blocks on each side? **Jason Armbruster** Those are fire tables. **Robert Wittkamp** And the circle in the middle, is that another fire table? **Jason Armbruster** Yes, that's a fire pit that we want in there. This is just the first drawing of it, I kind of wanted to hear your opinions or concerns about whatever. It will be concrete or block, we haven't really decided yet. We built them at the other one, we built tall ones, we might make these short, we just don't really know yet. **Robert Wittkamp** I think I personally would like to see a photo of what you're planning. It might make it a little bit easier for us and maybe a little bit better of a drawing. Conversation ensues. **Jerry Allen** How many people to you think this will seat? **Jason Armbruster** 70 or 60, say 12 tables. It's more of a when we build it, and we see how many we can fit on it, but it won't be a 180-person patio or anything like that. And also at the end of that, we're going to put in astroturf and at least one bags game or bocce

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ball. Obviously, because we want to make it organic, wave instead of just flat, it might extend out another four foot. We don't want to take over more than what you think is viable. But the fire tables, we don't know if we want to do them yet, I just wanted to put them in so you could see kind of what we're thinking. I believe they're going to be shorter than what we have now. But I will give you pictures of what we have at the other one, but it'll probably be half that size. We're going to put in cooling concrete. It's stamped and its non-slip. We will have tables, umbrellas and we can shade it. But for the most part, we want it very user friendly. **Jerry Allen** I imagine you're open to having us down there on site and get an idea of what you wanting to do. **Jason Armbruster** Absolutely. You guys can be involved in the whole process. We're open for anything that anyone's uncomfortable with, or, you know, the whole process. We've had some people come out and look at it. Once I get a drawing from the people that we pick, I'll send it up to you guys. And if there's an issue, we're pretty easygoing, we're not headstrong on anything. **Ty Van Ryswyk** This is basically to add seating for the restaurant, this isn't something that you're adding to try and rent for certain parties or anything. **Jason Armbruster** No. We're obviously going to have a rub with people that just come up and sit. But you know, you have the deck out there and stuff like that. But no, it's not anything that will benefit us more than just having more space. **Robert Wittkamp** So let's make that clear, that the understanding is this is an extension of the restaurant, not another deck or anything like we currently have, it is an extension of the restaurant. **Jason Armbruster** Yes. **Jerry Allen** I'm saying it'll be under your control as far as taking care of it. It shouldn't be used as any random person walking up and hanging out. It's part of the restaurant. **Jason Armbruster** Yes. And that's the only problem I foresee this summer, is people are going to come up and sit down when we have a wait or anything like that. We'll monitor all that. And we get it we'll handle it like we normally do. We don't really make anybody mad. So we'll figure it out. I always say growing pains. We're going to have growing pains with us being downstairs because it's obviously very busy. But this summer is going to be pretty crazy. **John Crotty** Sounds like everybody's good with this kind of footprint you have now, maybe with a little flexibility. Once you get someone out here to get a little more detailed plan, get a hold of the office and we can schedule to meet.

### Correspondence

**(1852)**

**John Crotty** It is specifically focused around the stop signs that were added last year at Caribbean Drive and Key Largo Terrace. They are requesting that they be removed. In summary, they feel they were unwarranted stop signs and they're just causing a nuisance and adding cost for unwanted stops. Ultimately they are asking the Board to correct the decision now that you have the facts and data that stop signs should be installed using an engineering study and not for speed purposes. There shouldn't be unwarranted stop signs at Caribbean and have consistency as our goal. **John Crotty** In 2020 or 2021, there was a correspondence for adding some stop signs in the neighborhood. There was a group, a subset of the board, Jerry was one of them and another previous board member that spent quite a bit of time looking at stop signs that we were going to put up throughout the neighborhood. We got feedback from Facebook and board meetings on this map. There was a board vote and it was approved to put stop signs out. We got a few of them installed before it was stopped because we had smaller stop signs going in some places and we chose as a board to not use the smaller stop signs any longer. And at that time, because we had not purchased any of the larger signs we decided to actually halt the progress and wait to see what the community feedback was on the stop signs that were put out there. At this time, we do obviously have a member that is asking to remove one of the stop signs that was put in. I know I've personally got feedback why some of the stop signs that were approved originally not been put in and I've have also suggested that those members come up to the board meeting and voice that opinion. Just a summary of where we were and how we got to the point why those stop sign are there. **Shaun Diltz** I've gotten negative feedback on people living on Caribbean & Fountainbleu on the stop signs that were added. I've mentioned to them to come up and voice that or send a correspondence. I don't know this person who said this, but it was nice to see community members doing their own research and literally putting the same IDOT & MUTCD studies I essentially said from the beginning to why these stop signs shouldn't have been put in. It's nice to see the community educating themselves. I completely agree with the correspondence. **Jerry Allen** I also got feedback too and it was positive and they wanted to know why the rest of them weren't put in. **Shaun Diltz** We stopped because the last conversation we had was there hasn't been one engineering study done on the 62 stop signs that are in the community already. I talked to Adam Walden, the county engineer, he said he will gladly show up here and talk to us about this, which he's going to be on the side of where I have been so if we want to further that, that sounds great to me. **Jerry Allen** Back to her letter, it says the unwarranted stop signs have had a negative effect on our community which is also supported by research. I'd like to see the negative effects she said she'd experienced. She's the only one who's complained or has reached out about the negative impact. And then again, going back to why it was put there was we had other board members monitor our community and sat on that road and saw a lot of people speeding down that road. **Shaun Diltz** Then they should have got a speeding ticket, not a stop sign ticket. **Jerry Allen** The whole point was to slow down the speeding on that road. **Shaun Diltz** And Jerry, it says in so many times in all this documentation, stop signs should not be used for speed control, ever, because they enhance the speeding from stop sign to stop sign. That's been proven and documented and written. So stop signs don't do anything for speed, they never have. **John Crotty** But we have not come up with any other way to do that, to reduce speed. **Shaun Diltz** We haven't talked about anything, we went right to stop signs. **John Crotty** The previous board went to stop signs. **Shaun Diltz** Without an engineering study. **John Crotty** As you mentioned, there's tons of stop signs in our neighborhood that has no engineering study. So unless we're suggesting take every stop sign out of the neighborhood. **Shaun Diltz** I would say that three quarters of them do not need to exist according to the IDOT parameters for stop signs. **John Crotty** But I don't think we're suggesting taking all the stop signs out of the neighborhood so I don't know how we can pick one or two to take out at this time. Conversation ensues. **Shaun Diltz** Well, it just shows the inconsistency. So I would make a motion but I know Tony's not here, he

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would be for me so I'll wait. **Robert Wittkamp** I would totally agree with the inconsistency. It is a problem. One thing I don't want to see us get into is to put stop signs up this board and take them out the next board. **Shaun Diltz** That's why I would like to have facts and data. **Ty Van Ryswyk** I agree with it. It needs to be looked into and done again correctly. I know there's people that don't want a stop sign at this intersection but for all the stop signs that went in at all these different intersections, and I'm not for it at all. But then you get people like I hope they don't put one at Nassau and Tampico, and that's the blindness one out here. In my opinion do I think it needs it? No, because I haven't seen a ton of accidents there. But I think it's weird that Caribbean, that's wide open and not a visual issue and I understand why they did it for speed, but again, had it been looked into that's been proven that that's not the reason to put a stop sign in. **John Crotty** This board decided last June, I would have to look to see when it exactly was that we would stop installing stop signs. If the membership came up and started asking for more stop signs, or I guess on the reverse side, people were complaining about the stop signs we would at that point make a decision if we wanted to invest in an engineering study for stop signs in our neighborhood. So we've had one comment to the board now since that time. I would hate to see us go start taking stop signs out without doing some sort of study. Do we warrant a study at this time? **Shaun Diltz** It feels like even if you get the studies done, and the people tell you, you still won't listen even though the numbers are there. **Dave Decker (1184)** You made a statement there that I want to challenge, that only one person has stated that they didn't want stop signs. One member, there were several members that came to the board meetings, myself included, who stated installing stop signs was a bad idea and didn't agree with them. I personally have had multiple people, I should say many, many people who have mentioned the one that is referenced tonight that they were definitely not in favor of it and don't agree with it. So there were several members who voiced their opinion against the idea. Since it was voted and approved, they haven't been back up and complained because they voiced their opinion at the time, but since you're requesting people to complain, just add me to the list. **John Crotty** What was some of the reasons for not wanting that stop sign there? **Dave Decker (1184)** They just felt it wasn't doing any good. Not to mention the number of people that they see running it. So that's just making it even more dangerous because you have folks that pull up to the opposing stop sign, who are expecting people to stop and they start to pull out and the other people don't. There is a state law that identifies on an intersection where there are no traffic control devices, stop signs, yield signs that determines who has the right of way. So if there was an accident, it's based upon that law. And there is no liability of not having a stop sign or a yield sign and an intersection. So that's the opinion that I've gotten from multiple people. And then others, you know, just to give full disclosures that others will be driving down that road and they just forget it's there. Because they've been here for 10-15 years driving down the road, and there wasn't one there. And then I'm going to make reference to the comment about Nassau and Tampico. Yes, that is definitely a blind spot but there's no traffic. And when people go down Tampico they slow down on that intersection because they take a look. I've lived out here 30 years, same spot, driven down that road when I was working every day, and in that entire time that I've lived out here if I've met a car on that intersection a dozen times. I'm probably overstating the number of times I've seen a car at that when I'm going down it. **Robert Wittkamp** I would like to get out of our opinions, all due respect. I would like to get out of our opinions and get into the facts. I want to deal with real numbers, not what this one person feels or this other person feels. That's my personal opinion. I just think that's the right way to go because if we're always going to be going back and forth, it's always going to be an issue. If we need to do a study on the most popular roads, the highest traffic, let's do that study and that study will cure everything else. We take every stop sign out, or whatever it is, it'll be off of the actual numbers, not off of anyone's personal feelings towards loving stop signs or hating stop signs, whatever they may. I suggest that we look further into doing the studies. **Shaun Diltz** I'll talk to Adam Walden tomorrow. **Ty Van Ryswyk** This letter brought that up tonight, I think we have to let that rest, we can't make a motion on it. We can't approve or deny it, but I think it's definitely brought something to our attention that we should move forward with. I'm not going to make a motion to take this stop sign out based on this letter. **John Crotty** Shaun you get some information on what it would take to get an engineering study. **Shaun Diltz** He offered his time to come here and pretty much discuss the same things that has already been done so I'll see what the next step is. As far as the what the warrants are we kind of went through it. It doesn't have over 300 units a day. Has there been more than two accidents in five years? The actual private way issues which I don't know what they fall under. **John Crotty** Give us an idea when you want it back on the agenda again to get into a little more.

**Ty Van Ryswyk** Makes a motion to adjourn

**Robert Wittkamp** Seconds

**All in Favor**

**Motion Carries**

**Meeting adjourned at 8:25 p.m.**

**Meeting Minutes submitted by Karla Suttles**