

**REGULAR MEETING
BOARD OF COMMISSIONERS
HOLIDAY ISLAND SUBURBAN IMPROVEMENT DISTRICT (HISID)
MONDAY, October 24, 2022**

The Regular Meeting was held at the District Office and via YouTube. The meeting was called to order by **CHAIR SUZANNE CHILDERS** at 9:00 a.m.

PLEDGE OF ALLEGIANCE

ROLL CALL: **COMMISSIONER CHILDERS, COMMISSIONER DYAR, COMMISSIONER SARRATT, COMMISSIONER BROWN** present, with **COMMISSIONER STAMPS** absent. **CHAIR CHILDERS** declared a quorum.

APPROVE AGENDA: **COMMISSIONER BROWN** moved to approve the agenda. Seconded by **COMMISSIONER DYAR**. The agenda was approved unanimously.

APPROVE MINUTES: **COMMISSIONER SARRATT** moved to approve the minutes for the 9-2-22, 9-23-22 and 10-17-24 Special Meetings and 9-26-22 Regular Meeting, seconded by **COMMISSIONER BROWN**. Motion approved unanimously.

CEREMONIAL: None

ANNOUNCEMENTS: **COMMISSIONER BROWN** thanked the volunteers of the HIHA Roadside Pickup Program.

PUBLIC COMMENTS: 1) Ken Mills, 20 Rocky Top Circle, asked when the audit would be available. **CHAIR CHILDERS** indicated the auditor have not yet provided their findings. 2) Linda Peterson, 120 Appaloosa Drive, reported potholes have not been filled on Appaloosa Drive, indicating the job was never done correctly. She asked about the change in public comments. 3) Al Selleck, 22 Buckskin Lane, asked for appearance of enforcement of the speed limits. 4) Mavis Wilks, 29 Venus Avenue, thanked the Water Department for fixing the leaks in her area. 5) Jeanette Selleck, 22 Buckskin Lane, commented on the need for greater traffic control, higher speeding fines, and concern of loose gravel on the roadway. 6) Linda Peterson, 120 Appaloosa Drive, agreed with the need for greater enforcement of speed limits. 7) Carrie Buchanan, HISID Office Manager, was proud to report the accomplishment of the office staff receiving and processing assessment payments, with all transactions posted by the end of business on Tuesday, October 18. The water bills were due the same day, and staff promptly processed and posted these payments as well. This was a great team effort. Ms. Buchanan also reported on CoreLogic, a tax service company, inquiring of the assessment status for multiple Holiday Island properties and providing payment of assessments without the property owners' knowledge. This is a real concern and was voiced as such by property owners complaining, "we pay our own taxes, not through this company." We received many checks for groups of assessments of which some were previously paid by the property owner. In other cases, the incorrect assessment amount was provided which would leave a balance due, or a credit on the respective account. These checks were returned to CoreLogic in August with the stipulation of individual checks required for each lot. Finally, two days before the due date, CoreLogic did send individual checks. Even still, over 70 checks had to be returned to CoreLogic. Additionally, Regina received several calls from loan companies regarding CoreLogic payments. By the end of business October 21, the total of payments received was

\$2,028,341.00. There are delinquencies for 2022, as well as previous years. Of the previous years' delinquencies, one group was recently foreclosed on, and a second group will be foreclosed on by the end of the year. Several issues with Cox internet service crashing during this busy time resulted in Cox network and phone interruptions. Cox did credit HISID a month's bill. The public was understanding during this time. **CHAIR CHILDERS** asked Carrie to pass along to office staff the Board's appreciation for all they do and to thank them.

REPORTS:

A) Carroll County Sheriff Report

Corporal Ingle sent his report via email (attached).

B) District Manager Report

DISTRICT MANAGER PRESLEY reported on the demolition of the Recreation Center, reminding board members that only one bid was received for this project. He reported the demolition is complete, as well as the removal of the debris. He commented this contracted party did a very good job, also removing unwanted landscape vegetation around the demolition area. During this process, a portion of fencing surrounding the pools was removed. It will be necessary to repair that portion of the fencing to secure the pools.

BUSINESS:

A) Old Business: None

B) New Business:

1) Recreation Center Construction Quote, C. A. Johnson Construction

Recently a quote for downsizing to a 2,305 square-foot building came in from a local company, C.A. Johnson Construction, in the amount of \$572,000.00 with a metal roof and \$553,000.00 with a shingled roof. **DISTRICT MANAGER PRESLEY** reminded the Board that the original bid to replace the Recreation Center was \$660,000.00.

PUBLIC COMMENTS: 1) Don Howes, 68 Shields Spur, noted there was a need for good amenities to attract people to Holiday Island. If the funds can be found, they should proceed. 2) Joe Zerby, 33 Lakeside Drive, enjoys the amenities and feels \$242.00 per square foot is not that bad. 3) Lynn Dumas, 32 Quail Run Drive, remembered the roof was over 6,000 square feet, covering a 2,000 square-foot facility, suggesting a change in the roof area may trim down the costs. 4) Tracey George, 38 Table Rock Drive, asked about the written bid with emphasis on material costs, as well as questioning what percentage of contingencies were included on the bid. **DISTRICT MANAGER PRESLEY** indicated there is a contingency built into this price with the company calculating an overage for the fluctuation in pricing. 5) Steve Crow, 6 Horseshoe Drive, asked the Board to reconsider less expensive options and continue focusing on infrastructure. 6) Jeanette Selleck, 22 Buckskin Lane, stated a Recreation Center is needed, but we do not need to go overboard. 7) Linda Peterson, 120 Appaloosa Drive, asked who the architect was. **DISTRICT MANAGER PRESLEY** indicated a man from a graphic arts company is connected with an architect who will tweak the drawing and put a stamp on it as a certified architect. 8) Mavis Wilks, 29 Venus Avenue, feels we need to focus on infrastructure and do not

need a Recreation Center. **CHAIR CHILDERS** reminded her that 70% of capital improvement budgets for the last ten years have been spent on water and roads.

COMMISSIONER SARRATT agreed we need a good Recreation Center and referred to a grant is being pursued to help with water projects. She also stressed there is a need for the laundry, kitchen, and a small waiting area. **COMMISSIONER BROWN** agreed we need a wow factor and amenities but asked the Board to hold off on spending any money at this time. He further stated, even with the auction and selling of the tower bringing in more than \$800,000.00, a vote should wait for all five members to be present before deciding. He indicated he would not be voting for a \$553,000.00 expense. **COMMISSIONER DYAR** agreed that we need the Recreation Center but feels it prudent to wait for a decision in December regarding a \$1,400,000.00 infrastructure grant that, if received, would alleviate the need for a large water and road budget, allowing money for the Recreation Center construction. He recommended using non-assessment money to replace the Recreation Center. He also suggested looking for donors within the community who would like to contribute to this and have their names on the Recreation Center. **CHAIR CHILDERS** feels the amenities in Holiday Island are what brought many people to the community. Additionally, she stressed the Board is ethically and morally required to have closer supervision of all the pools, and that it is necessary to replace the building. She also addressed a comment suggesting the Holiday Island water system is in a state of emergency. She explained that when Dan Schrader and the engineer from ESI report the water system is an emergency, then it will consider it an emergency, but until then our water department does an exceptional job repairing the lines. After putting this on hold for a while, we'll look at what we can do to get the price down some, but we must do it right. After much discussion, no action was taken at this time.

2) Receive Report on the End-of-Month Financials for the Month of September and Vote to Approve the Report

DISTRICT MANAGER PRESLEY reviewed the financials for September. Non-AOB revenue is at 88%, expenditures are at 77% for 75% of the year, an increase in investment interest in reserve accounts, and monthly cash flow for all accounts. He indicated large expenditures for the Fire Department, i.e., a decision on purchasing a pumper truck will not be made until the new fire chief is hired. Applications and resumes are being reviewed this week, with hiring hopefully within three weeks.

3) Establish the Early Voting Timeline for the 2022 Election of Commissioners

COMMISSIONER SARRATT moved to begin early voting on Monday, November 21, 2022, and continue through December 5, 2022, except for Thanksgiving Day and the day after, at the District Office between the hours of 8:00 a.m. and 4:30 p.m. **COMMISSIONER BROWN** seconded the motion. **COMMISSIONER DYAR** recommended amending the motion to specify weekdays only. **COMMISSIONER SARRATT** moved to begin early voting on weekdays beginning Monday, November 21, 2022, through December 5, 2022, except for Thanksgiving Day, the day after, and weekends, at the District Office between the hours of 8:00 a.m. and 4:30 p.m. **COMMISSIONER DYAR** seconded the amended motion. Motion carried unanimously.

4) **Establish the Election Day Voting Timeline for the 2022 Election of Commissioners**
COMMISSIONER BROWN moved to begin Election Day voting on Tuesday, December 6, 2022, at the District Office between the hours of 8:30 a.m. and 6:00 p.m. **COMMISSIONER SARRATT** seconded the motion. Motion carried unanimously.

COMMISSIONER COMMENTS:

COMMISSIONER SARRATT met with Andrea Peterson, Assistant Vice President and our account representative, and Melissa Casey, Senior Vice President, and Chief Financial Officer of CS Bank to discuss security for our deposits on October 20. She explained the FDIC limit is \$250,000.00 and therefore, CS Bank pledges a part of their investment portfolio as collateral to cover balances over that amount. Her statement in its entirety is attached. **COMMISSIONER BROWN** feels there is a need to cut the cost of the current plan for the Recreation Center building. **COMMISSIONER DYAR** thanked **COMMISSIONER SARRATT** for meeting with CS Bank and reviewing with the Board the information on pledged securities. He also noted the small difference in cost between a shingled roof vs a metal roof for the Recreation Center.

AGENDA SCHEDULING:

Monday, November 21, 2022	Work Session	9:00 a.m.
Monday, November 28, 2022	Regular Meeting	9:00 a.m.

ADJOURNMENT: A motion to adjourn was made by **COMMISSIONER DYAR** and seconded by **COMMISSIONER BROWN**. Motion approved unanimously. Meeting adjourned at 10:47 a.m.

Respectfully submitted,



Phyllis Sarratt, Secretary, Holiday Island Board of Commissioners