



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

BOARD OF TRUSTEES

WORKSHOP MEETING MINUTES

June 24, 2019 – 7:00PM

To Correct

Jack Emerich
Chairperson

Ellouise Raffo
1st Vice-Chairman

Trustee

Joanne Gaughan
Secretary

Barbara Whitneck
Assistant Treasurer

Keith Rittscher
Treasurer

Paul Diamond
Trustee

Gaston Pelletier
Assistant Secretary

Joe Prisco
Trustee

Sheree Morris
District Manager

Ryan Poliakoff
District's Attorney

* To comment on an item, after you have been recognized by the Chair, please go to the microphone and clearly give your name and address for the record. You may speak for up to three minutes. Note: If formal action is to be taken on an item by the Board, public comment will be requested prior to the vote.

*Silence ALL cellphones during public meetings

NOTE: MINUTES OF BOARD MEETINGS ARE PREPARED IN SUMMARY FORM ONLY. PER CHAPTER 286.0105 FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL A DECISION OF THE BOARD HE/SHE SHOULD ARRANGE FOR A VERBATIM RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY IN EVIDENCE ON WHICH THE APPEAL IS MADE.

"A community intended and operated for persons 55 and older"



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The June 24, 2019 Workshop Meeting of the Port Malabar Holiday Park Mobile Home Park Recreation District was called to order at 7:00 p.m. by Chairman, Jack Emerich. Keith Rittscher gave the invocation and led in the Pledge of Allegiance.

Roll Call: Present were Trustees Jack Emerich, Ellouise Raffo, Joanne Gaughan, Keith Rittscher, Barbara Whitneck and Gaston Pelletier. Absent Paul Diamond and Joe Prisco. Also, in attendance was Lori Lyon, Administrative Assistant and Kathleen Richardson, District Clerk. Sheree Morris, District Manager was out on sick leave.

Chairman's Comments: The Chairman would like to discuss 4 lawyer opinions regarding background checks on prospective buyers. Also, he introduced Michael Ham who submitted a letter of interest to serve as a trustee on the Board of Trustees. Mr. Ham said he was a resident for over 3 years and a real estate broker for over 30 and thought his background could be an asset to the Board. Keith Rittscher made a motion to accept Mr. Ham as a trustee, second by Barbara Whitneck. Motion carried. Mr. Ham will represent District 6 whose term ends December 2020.

Approval of Minutes: Keith Rittscher made a motion to approve the minutes of the Regular Meeting of June 10, 2019, second by Ellouise Raffo. Motion carried.

District Manager's Report: The Manager e-mailed a brief report to the Trustees, copy attached. The Chairman highlighted a few of the comments and stated that, due to Paul Diamond's surgery, striping of the parking lot may be delayed. Marty Peterson suggested the parking lot be resurfaced before striping. Jack Emerich also noted an accident incident report which was forwarded to our insurance company as well as receipt of a check for \$10,428 from the Clerk of the Court for Brevard County relating to the sale of 220 Berry Ct.

Old Business: Keith Rittscher, Treasurer, said money that was expended to pay off Loan #1 will now be appropriated towards our other two loans.

New Business: Discussion of the attorney opinions regarding background checks, etc. is tabled for the July 22, 2019 meeting. Ellouise Raffo volunteered to work with Lori Lyon, Administrative Assistant, in compiling a new Homeowner Application Form and have it ready by July 22nd. ***Barbara Whitneck said she has been unable to get information where residents go for shelter during a hurricane. She also brought to the attention of the board we had an agreement years ago with the City of Palm Bay for debris pickup in the event of a hurricane instead of paying an outside vendor.*** The office will contact the city of Palm Bay and find out how to piggyback on their contract, as was done in past years.

Public Comment: Terry Steimer commented on how behind the lawn crew was in cutting the grass. Joanne Gaughan explained about our rainy season, agreed that residential properties should have been done prior to common grounds and also stated she recommended overtime. Since this occurs yearly, we should be better prepared, in her opinion. Becky Earnest reminded all about the sale of tickets for the July 4th picnic. Gloria Walsh asked what the process was for




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electing someone to the Board of Trustees. She expressed concern that no one made a motion to accept the application of Bud Getz. Ellouise Raffo explained the process. Walter Rodefled said the grounds crew does not work all the time and takes too many breaks. Susan Vincent wanted to know why a resident can own only one home in Holiday Park. Joanne Gaughan explained it was a Deed Restriction and anyone coming to live in Holiday Park should be aware of that and other restrictions before they buy here.

Trustee Comments: Joanne Gaughan said forms for residents to use for complaints, ideas, suggestions, etc. will always be out at each meeting and she would be following up with them regularly. She also reminded people of the Rules and Regulations regarding the pool and asked that everyone be considerate of their community and neighbors.

There being no other comments, Jack Emerich called for a motion to adjourn; made by Keith Rittscher, second by Ellouise Raffo. Motion to adjourn passed and the meeting ended at 8:07 p.m.



Joanne Gaughan- Secretary
Board of Trustees



Date