



**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

September 23, 2019 – 7:00PM

Jack Emerich
Chairperson

Ellouise Raffo
1st Vice-Chairman

Michael Ham
Trustee

Joanne Gaughan
Secretary

Gaston Pelletier
Assistant Secretary

Keith Rittscher
Treasurer

Barbara Whitneck
Assistant Treasurer

Paul Diamond
Trustee

Joe Prisco
Trustee

Sheree Morris
District Manager

Karl Bohne
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 Regular Meeting of the Port Malabar Holiday Park Mobile Home Park Recreation District was called to order by Chairman, Jack Emerich, at 7:00 p.m. The pledge of Allegiance followed a moment of silence.

Roll Call: Present were Jack Emerich, Ellouise Raffo, Keith Rittscher, Gaston Pelletier, Barbara Whitneck, Joe Prisco, Paul Diamond. Absent were Michael Ham, Joanne Gaughan. Also present was Manager, Sheree Morris.

Keith Rittscher made a motion to accept the corrected minutes of September 9, 2019, second by **Barbara Whitneck**; motion carried.

District Manager's report included the number of homes that need to be removed from the park. Report attached **

Helen Ferguson, stated that the inventory of all our equipment was to be put on this week's agenda, and was still left out? We need a full inventory to know exactly what we have since all the ground crew was let go!

Gloria Walsh: stated that everyone on the board should have a job to do and to report on it at these meetings!

Old Business: Homeowner Purchase and Rental application revision form was approved. Keith Rittscher made a motion to accept the applications as revised, second by Barbara Whitneck. Motion carried.

Annette Ragas: Complaint form and reply to the person who brought it up, no one has ever replied to me! Why?

New Business: Employees evaluations and pay raises. A suggestion was made by Allison Kelly to show the pay raise and the benefits that go with it, so everyone has the full picture of what each employee is getting.

The following motions were made regarding employee raises:

A motion was made by Keith Rittscher to accept James Herrins hourly pay rate to \$15.50 per hour, second by Barbara Whitneck. All in favor, two opposed Joe Prisco and Paul Diamond. Motion carried.

A motion was made by Keith Rittscher to accept Bruce Gilberts hourly pay rate to \$14.00 per hour, second by Barbara Whitneck. All in favor, motion carried.

A motion was made by Keith Rittscher to accept Steve Woolridges hourly pay rate to \$11.50 per hour, second by Ellouise Raffo. All in favor, motion carried.



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A motion was made by Jack Emerich to accept the remainder of the gate staff hourly wage be increased to \$10.00 per hour, second by Barbara Whitneck. All in favor, motion carried. (Bryan Deem, James Silva, Michael Kase, Ralph Conner, Ward Collins, Daryl Brown)

A motion was made by Keith Rittscher to accept Jose Riveras hourly pay rate to \$16.50 per hour, second by Barbara Whitneck. All in favor, two opposed Joe Prisco and Paul Diamond. Motion carried

A motion was made by Keith Rittscher to accept Earl Simmons hourly pay rate to \$12.50 per hour, second by Barbara Whitneck. All in favor, motion carried

A motion was made by Keith Rittscher to accept Lori Lyon hourly pay rate to \$18.00 per hour, second by Barbara Whitneck. All in favor, motion carried

A motion was made by Keith Rittscher to accept Kathy Richardson hourly pay rate to \$13.00 per hour, second by Barbara Whitneck. All in favor, motion carried

A motion was made by Jack Emerich to table District Manager's salary, second by Barbara Whitneck. All in favor, motion carried

Public Comments:

Chuck Roan: Old mobile homes, if a person would want to buy an old unit and refurbish it then sell it, could an owner do that? We need to talk to our attorney.

Darleen Howell: When will the Bocce court & the shuffleboard be completed? Mid October.

Molly Stone: Make sure you are signed up for photo taking on October 29th and 30th.

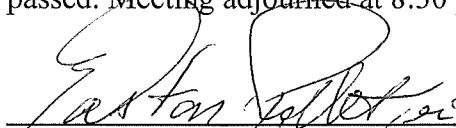
Connie Christley: No weed whacking was done around the swale.

Becky Earnest: She is selling the cookbooks for \$10

Trustee Comments:

None

Keith Rittscher made a motion to adjourn, second by Barbara Whitneck. All in favor, Motion passed. Meeting adjourned at 8:30 pm.


Gaston Pelletier-Assistant Secretary


Date

***Reports referenced in Minutes may be accessed under "Manager Reports" on our website "holidayparkfl.com" per Administrative Assistant