



**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

SPECIAL MEETING MINUTES

January 15, 2020 – 10:00AM

Terry Steimer
Chairman

Joe Prisco
1st Vice-Chairman

Jack Emerich
2nd Vice-Chairman

Joanne Gaughan
Secretary

Gaston Pelletier
Assistant Secretary

Keith Rittscher
Treasurer

Barbara Whitneck
Assistant Treasurer

Michael Ham
Trustee

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 January 15, 2020 Special Meeting of the Port Malabar Holiday Park Mobile Home Park Recreation District was called to order by Jack Emerich, past Chairman, at 10 a.m. Keith Rittscher lead in the Invocation followed by the Pledge of Allegiance.

Roll Call: Present were Trustees Terry Steimer, Joe Prisco, Jack Emerich, Joanne Gaughan, Gaston Pelletier, Keith Rittscher, Barbara Whitneck and Michael Ham. Also present was District Manager, Sheree Morris and Attorney Karl Bohne, guest speaker. Joanne Gaughan proceeded to swear in Chairman elect, Terry Steimer at the conclusion of which the gavel was transferred from Jack Emerich to Terry Steimer.

Chairman Steimer announced the meeting would proceed as a Question and Answer period with Attorney Karl Bohne speaking first followed by questions from the Trustees and Public. Mr. Bohne said he was presented with 14 questions which he proceeded to address in writing and now verbally. (See attached)

With regard to Question #2 and question from Trustee Joanne Gaughan, Mr. Bohne suggested that a District Policy be drawn up rather than amending the Deed Restrictions. When asked if he would do that, he said he would do whatever the District directed him to do, but strongly recommended it be done.

Regarding Holiday Park's fine system; as long as it is detailed and followed as detailed in our DOR, then imposing fines is legal.

Much discussion took place regarding Florida's Sunshine Law. Again, Mr. Bohne suggested all Trustees have a condensed version of the Sunshine Law and be mindful of NOT discussing Board matters with each other.

With regard to divesting as a Special District, Mr. Bohne said that is discussion for residents to decide, but it would be an expensive and lengthy process.

Trustee Comments: Trustee Joe Prisco asked if property held by Palm Bay had to be held for a 10 year period. The answer was No.

Barbara Whitneck asked about e-mails sent to Trustees. Mr. Bohne said copies should be made and become part of official documents maintained by the District Office. His advice was not to reply to such e-mails as that would be a violation of the Sunshine Law.

Public Comments: Collin Fleet asked about the one home ownership DOR. It was explained how that process came about. Bob Shearer reiterated the process of tax certificates. Becky Earnest asked if Palm Bay could sell their homes to just one person. The answer was NO. Palm Bay currently owns 7 homes in Holiday Park and Sheree Morris is working with Palm Bay representatives and will report on that at a future meeting. Molly Stone asked if Palm Bay was exempt from abiding by our DOR. The answer was NO. Jean Beach asked about investing money in high yielding accounts.




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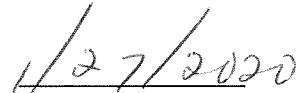
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Joanne Gaughan added that Lori Lyon, Administrative Assistant, was also present and that at the Reorganizational Meeting two trustees, Gaston Pelletier and Keith Rittscher were sworn in inadvertently as their term of office does not expire until the end of 2020.

There being no further business, Chairman Steimer thanked Mr. Bohne for attending this Special Meeting and asked for a motion to adjourn. So moved by Joanne Gaughan, second by Barbara Whitneck and the meeting adjourned at 11:21 p.m.



Joanne Gaughan- Secretary
Board of Trustees



Date