



**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

July 27, 2020 – 1:30PM

Joe Prisco
Chairperson

Russ Livermore
Trustee

Jack Emerich
2nd Vice-Chairperson

Joanne Gaughan
1st Vice-Chairperson

Gaston Pelletier
Secretary

Keith Rittscher
Treasurer

Barbara Whitneck
Assistant Treasurer

Sheryl Moore
Assistant Secretary

Beverly Elias
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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July 27, 2020 Workshop Meeting of the Port Malabar Holiday Park Mobile Home Park Recreation District was called to order by Chairman, Joe Prisco at 1:53 p.m., the Pledge of Allegiance was recited.

Roll Call: Present were: Joe Prisco, Jack Emerich, Joanne Gaughan, Keith Rittscher, Gaston Pelletier, Sheryl Moore, Russ Livermore, Beverly Elias & Barbara Whitneck. Also present was our District Manager, Sheree Morris

1. Chairman's announcements: Chairman asked all residents to be mindful of the 15-mph speed limit while driving in the park.
2. Chairman also informed: us that he is working to get voting back in the park instead of having to go outside the park to vote.
3. Chairman also: move the August meeting to Tuesday the August 25th @ 1:30 pm to accommodate all the Trustees to be able to attend the August meeting. Motion was made to accept the change by Keith Rittscher second by Jack Emerich.
4. Ron Foote, Chairman of the ACC pointed out that we have many units that are not adhering to the standards we are to comply to, such as numbers on trailer, skirting not done by ACC, work being done without the ACC ok, permits need to have start date and completion dates, need all the information about the contractor, color of home, color of trim, etc.
5. HPPOA Chairperson: cancel all events (except Bingo) up to and including April 30, 2021. Call HPPOA if you need more information.
6. Barbara Whitneck: made a motion to accept the minutes from June 22nd was second by Joanne Gaughan.
7. Treasurer Keith Rittscher: Russ Livermore motion to accept the financial report second by Barbara Whitneck approved by all except Sheryl Moore voted NO.
8. Sheree Morris: gave her report and made a request to purchase the Holiday Park truck and the offer was rejected due to the fact that we still use it often enough to keep it in the Park to do some odd jobs where it is needed and renting would be too costly. A motion was made by Joanne Gaughan second by Keith Rittscher to accept the District Manager's report all voted yes.
9. The District Manager: with the approval of all the Trustees, the lawnmowers were sold to the highest bidder. At the meeting, the trustees had second thoughts on how the equipment was sold. We accepted personal checks instead of getting bank checks and that was not the right way to collect the money, so we made a rule that in the future any equipment that are going to be sold will be brought up at a Trustees meeting, versus calling each of the Trustees to seek their approval.
10. Sheree Morris: was informed to have the dumpster located at 1102 Greenview CT removed. It has been there for 6 months or so. It has a bad smell through that part of our park. It is unacceptable. Sheree will take care of it as soon as possible.



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11. A question was asked, why don't we reopen the clubhouse? After some back and forth talk, a motion was made by Beverly Elias to close the clubhouse, except the large hall for Bingo, second by Joanne Gaughan. Approved by all except Russ Livermore voted NO.
12. Owner/Renter's Application: A motion was made by Keith Rittscher to approve the applications, second by Barbara Whitneck approved by all.
13. Terry Steimer made a presentation for his team "Gate Committee" on improving the gatehouse entrance and exit to stop the close calls we have been getting lately. Before we have a serious accident, this team is reviewing what can be done to eliminate this danger that we are facing and avoid a bad accident. The cost will be around \$3000. The team documented how the whole process will be implemented. Barbara made a motion to go ahead with the proposal, second by Sheryl Moore.
 - A. A proposal was made to have the gatehouse stencils and signage. Motion by Joanne Gaughan second by Sheryl Moore. All voting yes.
14. Lawn contract: we will keep the same Company. All issues with the lawn company turn them over to Sheree and it will be taken care of. A few complaints or comments came up from the public on the mowing company. Sheree will take care of it.
15. Another complaint from the public was: why the Board does not follow the agenda the way it is written? Every issue that is brought up, we are to make a motion to approve! We are to get trustees comments, then we are to get the public's comments, then call for a vote. None of these actions are being followed. Why?
16. Becky Earnest: gave a presentation on what the "Deed Restriction Team" has been working on for a while now. A copy of the documentation for the Deed Restriction will be given to all the trustees at this meeting for their information so they will see what we are asking for them to evaluate. Here are the four points we are looking to change:
 - a. We feel like we need to change the Deed Restrictions to allow for ownership of two properties if the owner resides in one of the units. This will allow for better maintenance of the rental properties and upgrades.
 - b. Right now, caregivers are not on any renewable schedule. We want to have the caregiver renew their status every six months.
 - c. We would like to delete the section on the Fine structure. It has never been used and way too cumbersome. Instead, we would like to add the wording used by our sister park:

"As long as the office has the correct northern address and the phone numbers, this should not be a problem"
 - d. Right now, when properties are sold there isn't always a correct survey. We would like to add that a survey be done and staked out before the existing unit or the new unit is approved.

Any questions after presentation, please direct questions in writing to Becky.



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Trustee Comments:

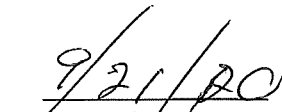
Joanne Gaughan requested all employee reviews be available 1 week before the August 25, 2020 Workshop meeting from the District Manager.

Joanne Gaughan requests the updated "About Us" booklet be sent to the printer for distribution to new owners.

Joe Prisco made a motion to Adjourn, second by Gaston Pelletier.

Meeting was adjourned at 4:45 p.m.


Gaston Pelletier - Secretary
Board of Trustees


Date

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