



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

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

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**BOARD OF TRUSTEES**

**SPECIAL MEETING MINUTES**  
December 15, 2020 – 11:00AM

Joe Prisco  
Chairman

Joanne Gaughan  
1<sup>st</sup> Vice-Chairperson

Jack Emerich  
2<sup>nd</sup> Vice-Chairperson

Russ Livermore  
Trustee

Sheryl Moore  
Secretary

Keith Rittscher  
Treasurer

Cynthia Bodoh  
Assistant Treasurer

Bob Shortlidge  
Trustee

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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**Meeting was called to order** by 1st Vice Chairman Joanne Gaughan at 10:59 AM

**Pledge of Allegiance** was recited.

**Roll Call:** Present: Joanne Gaughan, Bob Shortlidge, Keith Rittscher, Russ Livermore, Jack Emerich, Beverly Elias, Sheryl Moore. Absent: Joe Prisco, Cynthia Bodoh  
District Manager Sheree Morris and Attorney Karl Bohne were also in attendance.

**Sheree Morris** explained that the Palm Bay City Council decided to hire a broker instead of accepting the offers made on the 9 homes (currently owned by the City of Palm Bay).

**Question for Mr. Bohne** is Can Holiday Park give a 30-day notice to the City of Palm Bay to correct the violations? Karl Bohne: Yes. The letter is to state that the violations are to be cured in a specific number of days. If not, we will do the repairs and charge them for reimbursement for our costs. Mr. Bohne says the violations must be from the time the properties were escheated to the City. Sheree confirmed that was August 2019. Violations are from that date forward.

**Sheree Morris Question:** What are our other options? Karl Bohne: Wait for the properties to be sold and get new owners to get the homes removed or repaired. Not a fan of fines.

**Joanne Gaughan Question:** Questioning the legality of not accepting the bids. Karl Bohne: As with governments, the Councils must approve these decisions. This Palm Bay Council did not.

**Sheryl Moore Question:** Our violation system is based on a fine system so how to get them to act. Karl Bohne: Expects the City to act on this 30-day notice to cure violations. It will come with the indication of liens on the properties.

**Motion** to have Karl Bohne do the letters to Palm Bay on each home individually with all violations to include extermination made by Sheryl Moore, seconded by Keith Rittscher. Yes - 7, No - 0.

Other question: Do we have to have in person meetings? Karl Bohne: Executive orders have expired. Meetings must be held in person. Due to special circumstances, the Board can approve some board members to meet via phone/zoom. Meetings must adhere to social distancing, limit capacity. The public can use the Zoom option. Must have a quorum in person.

**Sheree Morris Question:** Please explain the difference between Eviction and Injunction?



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**Karl Bohne:** An eviction is when the landlord throws out a tenant for not doing what they are supposed to; pay rent for example. An injunction is a court order; you must do something, whatever the courts says. Sheree explained about 437 HP being in foreclosure, someone living there without permission, not paying rent to anyone, without running water. Karl Bohne to file a complaint for injunction; to shut down the house. If they refuse to leave, they will be jailed.

**Question:** We have a house with children, what are we doing about it? Sheree states they are getting their 3rd letter of violation on December 21, 2020. They can request a hearing with the Board of Trustees. It was brought up that the owner wrote a letter stating he will not comply because of Covid. Sheree believes by the 21st they will have resolved the issue. Karl Bohne stated that all moratoriums have been lifted and we can enforce this.

11:35 AM - Karl Bohne left the meeting.

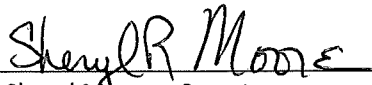
**Discussion on next meeting.** Will be in the Recreation Hall.

**Motion** to open the library now with a limit of 2 people. Amended motion of no limit of people, all must wear masks, social distance made by Joanne Gaughan, seconded by Russ Livermore. Yes - 6, No - 1. Bob Shortlidge opposed.

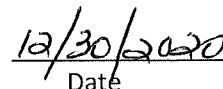
Will address opening of the rest of the building after the first of the year.

**Public Comment:** Check documentation regarding what the City says about the 9 homes and whether they said they must be torn down or not. We might have conflicting information.

**Adjournment:** Motion to adjourn at 11:45 AM made by Russ Livermore, seconded by Keith Rittscher. Yes - 7, No - 0.



Sheryl Moore - 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.*