



**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 (approved)

January 25, 2021– 1:30PM

Jack Emerich
Chairman

Carol Sommers
1st Vice-Chairman

James F. Zellner
2nd Vice-Chairperson

Keith Rittscher
Trustee

Beverly Elias
Assistant Treasurer

Sheryl Moore
Secretary

Cynthia Bodoh
Assistant Secretary

Terry Steimer
Trustee

Paul Goblick
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 at 1:32 PM

Pledge of Allegiance was recited.

Invocation

Roll Call: Present – Jack Emerich, Carol Sommers, Keith Rittscher, Sheryl Moore, Terry Steimer, James Zellner, Beverly Elias, Cynthia Bodoh, Paul Goblick.
Sheree Morris, District Manager.

Chairman Announcements. There has been mention of pages regarding the Sunshine Laws from our Attorney, Karl Bohne. We have received a note from our District Manager. A form from an individual board member. As individuals we are nothing. As a Board we are empowered to work for the park; we act as a Board, not an individual. We will be adding an update on the 9 homes owned by the City. Sheree will speak to that.

Approval of Meeting Minutes:

December 14, 2020 – Motion made by Sheryl Moore, seconded by Terry Steimer to approve with corrections regarding By-Laws. We did NOT vote to change the By-Laws regarding meeting time.

Vote: Yes – 9, No – 0.

January 12, 2021 – Motion made by Carol Sommers, seconded by Beverly Elias to approve.

Vote: Yes – 9, No – 0.

January 19, 2021 – Motion made by Beverly Elias, seconded by Carol Sommers.
No vote taken because residents have not had opportunity to review.

Tabled.

Treasurer Report:

Update: The District has a credit card in the District's name as opposed to the Treasurer's name. Has not been allowed in the past.

Motion made by Cynthia Bodoh, seconded by Paul Goblick to approve the Treasurer's Report. Discussion that Keith Rittscher is not eligible to be Treasurer for a 3rd year according to our By-Laws. Discussion suspended.



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Manager's Report:

There is a hearing for 244 Holiday Park about underage residents in the home. Our lawyer is seeking an injunction for 437 Holiday Park.

Comments from the audience were made regarding palm tree trimming, improving the sound system and the aesthetics of the recreation hall that 60-70% of the people use. How are the illegal residents at 437 Holiday Park allowed to call in people?

Motion made by Carol Sommers, seconded by Paul Goblick to approve the purchase of mulch for green spaces. 1,500 bags @ 1.78 = \$2,670.00, Pallet Deposit 20 at \$6.00=\$120.00 and the delivery fee \$150.00 – total estimate \$2,940.00. Manager approved for mulch purchase.

Vote: Yes – 9, No – 0.

HPPOA Report

No items are to be dropped off for the flea market.

Marcia Shearer will be resigning, replacement to follow. Three (3) nominees will be presented in March. HPPOA will be on the March 22, 2021 Trustee Agenda to swear in new Board members. Need volunteers to host dinner dances. We have an auditor.

Discussion of Zoom Meetings. Executive Order that Florida is in a State of Emergency has been extended thru February 27, 2021. Safety for all. Audio Technician should be consulted to improve the in person/zoom audio. Cost would be \$125 – 150/1st hour.

Motion made by Carol Sommers, seconded by Beverly Elias to continue in person and Zoom meetings.

Vote: Yes -8 No 1.

Bocci Court Presentation

Presentation made by Mike Deprete. Discussion.

Motion made by Terry Steimer, seconded by Keith Rittscher to approve Sport Surfaces for \$28,900.

Vote: Yes – 7, No – 2.

Discussion regarding benches.



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Motion amended by Keith Rittscher, seconded by Terry Steimer to increase the total amount to \$33,500 to be able to include the purchase of 10 benches for the Bocci area.

ACC Update:

There are only 3 ACC Board members now. We received 2 applications for ACC Board positions and 8 renovation applications pending at this time. Looking for more people interested in serving on the ACC Board. ACC must send documents to office.

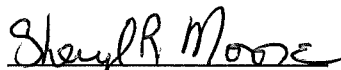
“About Us” Book Update:

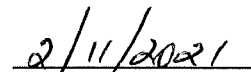
All Trustees have been given a draft of suggested changes due to proofreading and updating previous board actions into documents. Trustees were asked to proofread prior to the next meeting. Stacey has done a great job pulling this all together!

Follow-Up:

Chairman revisited the subject of Treasurers seat discrepancy. It was brought to our attention that Keith Rittscher has served two terms. Our by-laws indicate a third term is a violation. All hell broke out! Cindy Bodoh asked Chairman to adjourn meeting.

Adjournment at 4:30 pm.


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.*