



**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

March 22, 2021 – 1:30PM

Jack Emerich
Chairman

Carol Sommers
1st Vice-Chairman

James Zellner
2nd Vice-Chairman

Sheryl Moore
Secretary

Assistant Secretary

Keith Rittscher
Treasurer

Beverly Elias
Assistant Treasurer

Paul Goblick
Trustee

Terry Steimer
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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1. Meeting Call to Order AT 1:30 PM
2. Invocation
3. Pledge of Allegiance
4. Roll Call

Present: Jack Emerich, Carol Sommers, Sheryl Moore, Keith Rittscher, Paul Goblick, James Zellner, Beverly Elias, Terry Steimer. District Manager Sheree Morris also in attendance.

5. Chairman Announcements

Please silence devices.

Officer present at \$30/hour.

For Board information: Annual Review of the District Manager usually done around her hire date anniversary which is in June. Please review the Job Description and consider your interactions for your evaluation.

Deed Restrictions – any input for future consideration?

The Gate Committee will be presenting at the April 12 meeting.

Adding Agenda Items:

- 1) Trustee Board Applicant; Kay Allen
- 2) HPPOA Board Members to be sworn in

6. Trustee Board Member Applicant

Kay Allen was asked to speak and people were allowed to ask questions.

Action: Motion to accept Kay Allen as a Trustee

Made by Carol Sommers

Seconded by Keith Rittscher

Call to Vote

Yes – 8

No – 0.

Kay Allen was given Oath of Office and invited to sit at the Trustee table.

7. HPPOA Member Business

Letter stating that no property was purchased to transfer to the Park.

Letter of Resignation from Carolyn Tracewell was acknowledged and accepted.

Mattie Mandly cast 1 vote for the slate of four (4) candidates for the HPPOA Board.

Three (3) HPPOA candidates were given their Oath of Office:

Belinda Moore

Nancy Ratliff

Liz Garcea

Maryann Goblick was not present and will be sworn in at a later date.

Moira Washington has been nominated as Chairperson until the organizational meeting.

8. Approval of the Meeting Minutes for 03/02/2021 and 03/08/2021



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Action: Motion to Approve March 2nd Minutes
Made by Carol Sommers Seconded by Paul Goblick
Trustee Comment
Public Comment
Call for vote
Yes – 9 No – 0

Action: Motion to Approve March 8th Minutes with corrections
Made by Sheryl Moore Seconded by Carol Sommers
Trustee Comment
Public Comment
Call for vote
Yes – 9 No - 0

7. District Manager's Report:

Report dated March 19, 2021 was read. Sheree did add information.
Will be having Line Dancing in the Clubhouse on Thursdays from 2:00 – 5:00 PM.
Glasser is not in compliance but must wait 90 days before court can act on removal of underage people.

437 HP – Waiting for Default from Court

441 HP – Buffalo Bill has purchased this home and Sheree will be meeting with their lawyer.

Parkview (Commercial Truck) - Cannot park overnight but can come in during the day.

220 Charm – Owner wants cats removed and we will be working with her to make sure the skirting around the home is fixed.

Carol Sommers is organizing a resident get together on April 2, 2021 just outside the pool area from 5:30 – 7:30 PM.

Planning a Gazebo Dedication in honor of Rod Lindsay for April 9, 2021.

Comments were opened up in relation to the District Manager's Report.

Trustees: Clubhouse and Pool should be opened up as much as possible with staffing schedules. Two others recognized for help with speed humps: Mike Moore and Brian Bodoh. There are holes in the road from changing the humps. Sheree and Terry will be addressing this.

Public: Need sidewalk along green space from corner of Holiday Park parking toward the walkway on Center. Any progress on the striping of roads. Need to buy a striping machine. Shaved ice truck should not be allowed in. It is not providing a service while in the park. There was a pool incident by this same man that was a terrorist threat. There were witnesses. Police should have been called. Kids at 244 HP should be gone by now.

8. Workshop Items

a.) Tax Certificates – presented by Bob Shearer



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Bob Shearer gave an informational presentation regarding Tax Certificates and how the Park might pursue properties. Brevard County advertises Certificates beginning in May. Would need a Board decision during April.

Action: Motion made to form a committee to do the work regarding tax certificates once the Board makes a decision.

Made by Carol Sommers Seconded by Sheryl Moore
Trustee Comment: This topic is to be on the April 12, 2021 agenda.

Public Comment

Call to Vote

Yes – 9 No – 0.

Committee members include: Dianne Bell, Bruce Crabb, Bob Shearer

b.) Speed hump redesign

Has been completed. Theresa has been in contact with the City of Palm Bay Police Department to get a Speed Monitoring Machine to borrow or rent.

9. Public Comments

Ice Truck question about accessing his home during the day.

Does Zoom cost? Yes, about \$100 annually.

Next Deed Restriction meeting give consideration to rentals, 3 year live in requirement prior to being able to rent out, 2 homes per owner.

Buffalo Bill attorney to meet with Sheree? Yes.

438 is being rented by the end of the week; is application complete?

Please update the website front page (Covid Box) with Pool hours. Monday – Friday 8:30 am – 5:00 pm. Sunday and Saturday 10:00 am - 6:00 pm.

10. Trustee Remarks or Announcements

Lots of question about golf cart decals. Our Deed Restrictions say they may be issued. Many believe they should be issued. Are gas carts allowed? Many believe correct wording has been left out of documents. Need to check minutes. Gas carts must be street legal in order to be allowed.

Action: Motion for another special meeting for Deed Restrictions.

Made by Sheryl Moore Seconded by Carol Sommers.

Motion was rescinded after discussion of Board members needing to see final draft of the About Us Book that is being corrected/updated.

Action: Motion to buy a striping machine, not to exceed \$5000.

Made by Terry Steimer Seconded by Beverly Elias.

Call to Vote

Yes – 9 No – 0.

Three people are need for the ACC



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11. Adjournment

Motion to adjourn

Made by Sheryl Moore

Adjourned at 4:04 PM.

Seconded by Terry Steimer.

Sheryl R Moore
Sheryl Moore, Secretary

4/22/2021
Date