



**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

REGULAR MEETING MINUTES

March 8, 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, Beverly Elias, Terry Steimer. District Manager Sheree Morris also in attendance.

Absent: James Zellner

5. Chairman Announcements

a.) Karen Allen: Board of Trustees Applicant

Action: Not present, we will not act on this application.

b.) ACC Applicant Thomas Clark has withdrawn his application. One more application coming in.

c.) Secretary read thank you note from Kathleen Richardson.

d.) Secretary read letter of resignation from Steve Ambrose from the ACC Board effective April 1, 2021.

e.) Correction of statement about garbage cans, they are allowed on the carport.

6. Approval of the Meeting Minutes: 12/28/2020, 02/22/2021, and 03/02/2021

12/28/2020

Action: Motion to Approve

Made by Carol Sommers

Seconded by Keith Rittscher

Call for vote

Yes – 7 No – 0

02/8/2021

Action: Motion to Approve with the additional wording of "Assistant" to Secretary on the empty seat location.

Made by Sheryl Moore

Seconded by Carol Sommers

Call for vote

Yes – 7 No – 0

02/22/2021

Action: Motion to Approve

Made by Beverly Elias

Seconded by Carol Sommers

Call for vote

Yes – 7 No – 0



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03/02/2021

Action: Motion to Table

Made by Sheryl Moore

Seconded by Carol Sommers

7. Treasurer's Report:

Action: Motion to Approve

Made by Carol Sommers

Seconded by Paul Goblick

Public Comment

Joanne Gaughan – Inquired where the funds were allocated to from the loans that were paid off last year.

Keith Rittscher – It was added to the budget for Capital Outlay Expenses

Call for vote

Yes – 7

No – 0

9. Old Business:

a.) **Stop Signs** – No motion made. Item no longer being considered.

10. New Business:

a.) Clerical Assistant

Sheree Morris – Our new hire is Teresa Callahan. She started on March 4, 2021.

b.) 244 Holiday Park Blvd Update

Sheree Morris – Glasser item is in the hands of the attorney. Mr. Glasser has not met the requirements of reporting on his progress of relocating the underaged people in his home. Our attorney says we wait the 90 days before action is taken.

Jack Emerich, Chairman - Directed the District Manager to send Mr. Glasser a letter asking for evidence of applications he has made to other residential addresses – in an effort to refocus Mr. Glasser.

Sheree Morris - I will contact Mr. Glasser and our attorney and report to the board.

c.) Palm Bay Homes Update

Sheree Morris - Meeting last Thursday. Again Palm Bay Departments to meet. Another meeting is scheduled for Thursday, March 11, 2021. Trying to indemnify them. An injunction would be from a Judge. Perhaps we can use a sales contract written to recoup our money. Joanne Gaughan had also attended that meeting and explained how no one can get title right now. Attorney says we'll probably not get reimbursed.

Tax Certificates. Title should have been with the County first and then when they were turned over to the City, title should have been turned over also.



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11. Public Comments

House with no water; truck speeding and running stop signs – again. Complaint of garbage pick up at 2x/week. ACC Board should hire a professional when new homes are brought in or homes are torn down. Professional to oversee the projects.

How much does the new clerical person make? \$14/hour. Was that approved by the Board? No, but has not been in the past.

Opening up of activities: Pool hall, Bingo, Swimming pool hours. Volunteers are willing to help.

New gate attendant; Robert works the weekend 6 AM – 2 PM shift.

Stop talking about speeding and stop signs. Speeders will speed.

Elks club holds dinner dances each Friday night – no problems.

12. Trustee Remarks or Announcements

Terry Steimer – Open the Pool Hall effort – very positive.

Paul Goblick – Residents take responsibility for cleaning

Carol Sommers – Has received several emails/letters. Complaints: Spending money; checked receipts and they are accurate/legitimate. District Manager not available; has seen her here nights and weekends. Leaves on sidewalks/in the road in the back of the park. Asking Sheree to address these items. Sheree did say she may leave a couple hours early on some Fridays – has always put in at least 40 hours prior to this. Misappropriated funds? Is this Bocce? Board made that decision. Board supported her that this was not misappropriated and was in the budget since the beginning. The leaves happen every year; will try to bag them up and put in a compost pile. Drains have been checked and they are clear.

Sheryl Moore – Open up the pool room, extend the pool hours, have Bingo. If rules are broken expect the lights to be turned off and doors locked.

Bev Elias – More evening pool hours.

Keith Rittscher – Who is going to enforce cleaning, closing of the pool at 7:00 PM? He's all for opening up, but rules need to be followed. Mechanics of scheduling, can office accommodate the schedule?

Public Commented again.

Suggestions: Staggered openings, cleaning done before and after activities, Bingo is a specific time only on Sundays, easy to schedule. Sheree made comment about the sanitizing machine we own.

Thank you to Trustees. Support of Sheree in her job and her hours. Witness of Sheree taking considerable time talking with one resident. Her job is time consuming without noticeable results.

The Board decided to open up activities with residents scheduling with Sheree to make sure all are on the same page: Pool Hall – Colin Fleet. Pool – Bev Elias. Bingo – Joe Little.



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13. Adjournment

Motion to adjourn made by Carol Sommers, seconded by Paul Goblick.

Adjourned at 3:07 PM.

Sheryl R Moore
Sheryl Moore, Secretary

3/23/2021
Date