



**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**

**WORKSHOP MEETING MINUTES**

**APRIL 26, 2021 – 1:30PM**

Jack Emerich  
Chairman

Carol Sommers  
1<sup>st</sup> Vice-Chairman

James Zellner  
2<sup>nd</sup> Vice-Chairman

Sheryl Moore  
Secretary

Karen Kay Allen  
Trustee

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 1:33 PM.**

**2. Invocation**

**3. Pledge of Allegiance**

**4. Roll Call**

**Present:** Jack Emerich, Carol Sommers, Sheryl Moore, Keith Rittscher, James Zellner, Karen Allen, Terry Steimer (Arrived during Chairman's Announcements.)

**Absent:** Paul Goblick, Beverly Elias.

**5. Chairman Announcements**

Resignation letter from Beverly Elias was read.

Action: Motion made to accept Beverly Elias' resignation from the Board of Trustees.

Made by Carol Sommers.

Seconded by Keith Rittscher

Call for Vote

Yes - 6

No - 0

Call for Board Applications.

Speed Reader results. Just over 50% of vehicles speed, mostly between 9 AM – 1 PM.

Sheree thanked the Palm Bay Police Department for letting us use the reader.

Reminder to the Board to hand in District Manager's review by May 10, 2021.

Office hours are 8:00 AM to 4:30 PM. This began last week.

Dog Poo – If you don't have pictures, there will be no discussion.

**6. Approval of the Meeting Minutes for 04/07/2021 and 04/12/2021**

Action: April 7, 2021 Special Meeting Minutes were tabled because they did not receive copies.

Action: Motion to Approve April 12, 2021 Regular Meeting Minutes

Made by Carol Sommers.

Seconded by Karen Allen.

Call for vote

Yes - 7

No - 0



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**7. Treasurer's Report**

Action: Motion to approve the March 2021 Treasurer's Report as presented.  
Made by Sheryl Moore. Seconded by Karen Allen  
Call for vote  
Yes - 7 No - 0

**8. District Manager's Report**

Sheree suggested a getting a business phone for the Park.

Action: Motion to amend the previous Board approval to pay Sheree's phone bill of \$45 to Spectrum to instead buy a separate phone and pay Spectrum for a separate plan with a phone owned by the Park. Total monthly charge would be \$25; \$15 phone plan plus \$10 to buy the phone for 2 years.

Made by Sheryl Moore. Seconded by Carol Sommers.  
Call to Vote  
Yes - 6 No - 0

James Zellner had left at 2:17 PM.

**9. Workshop Items**

**a.) 2021/2022 Proposed Budget – Introduced**

**b.) Gate Options Revisited**

Options 1 and 2 seem not to be popular

#1 – Do nothing

#2 – Fix gaps in gate/make higher walls/add pedestrian gate

Options 3 and 4; Manned vs Unmanned Gate entrance

#3 – Fix all issues from Option 2, and add 3<sup>rd</sup> lane for entrance

#4 – Unmanned with a 3<sup>rd</sup> lane for entrance

Comments: Sister park has unmanned and hired gate personnel for night security. We need to listen to all ideas without being negative toward others. Need



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gate companies to give presentations. **We will invite gate companies to our November meeting.**

### c.) US Lawns Repair Status

Park to pay the list of residents with outstanding repair bills – Just over \$200.

### d.) Power Washing Liens

Have been filed.

## 10. Public Comments

Fence being pulled down by vines. Need to check, may need fence budget.

Perhaps we can buy our own speed readers.

Look around, the park has some very bad looking homes. Political signs still up. (Shell and Candle)

Delivery trucks speed.

May 6, 2021 is the date the Park will try to purchase 3 Tax Certificates. Will find out June 6, 2021 if we got them or not.

Buy a speed reader with a camera.

Criminal background checks are not done now.

Three attorneys told us we are opening ourselves up for lawsuits with background checks.

## 11. Trustee Remarks or Announcements

Kids are driving golf carts. We could be sued if there was an accident. Don't let them drive.

Children on bikes at night.

Cameras in compound? No

Need cameras at the front gate.

Fence missing. It's by the canal – not allowed to put one up.

Personnel complaint. How to handle.

Check with the Attorney, but it may be possible to go into Executive Session for the purpose of discussing Personnel and Lawsuits.

Sink hall ideas? Where are they?



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Zoom/Need Assistant Secretary. Secretary will be unable to take notes this summer on Zoom.

Special Meeting to be scheduled for Deed Restrictions.

**12. Adjournment**

Action: Motion to adjourn.

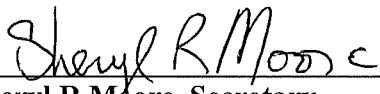
Made by Keith Rittscher.

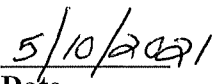
Seconded by Terry Steimer.

Call to Vote

Yes - 6                      No - 0

**Meeting adjourned at 4:08 PM.**

  
\_\_\_\_\_  
Sheryl R Moore, Secretary

  
\_\_\_\_\_  
Date