



**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**

May 10, 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 Allen  
Trustee

Keith Rittscher  
Treasurer

Trustee

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"**



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

---

1. Meeting Call to Order at 1:30 PM

2. Invocation

3. Pledge of Allegiance

4. Roll Call

**Present:** Carol Sommers, Sheryl Moore, Keith Rittscher, Paul Goblick, Karen Allen, Terry Steimer. Sheree Morris, District Manager, was also in attendance.

**Absent:** Jack Emerich, James Zellner.

5. Chairman Announcements

a.) **Swear in New ACC Member(s):** William Linhares was sworn in.

\*b.) **Additional Items will be added to agenda:**

7(g) Tax Certificates

8(c) Safety at the Front Gate

6. Approval of the Meeting Minutes: 04/07/2021 and 04/26/2021

**Action:** Motion to approve the minutes for the April 7, 2021 Special Meeting.

**Made by Keith Rittscher**

**Seconded by Sheryl Moore**

**Call to Vote**

**Yes – 6**

**No – 0**

**Motion passed.**

**Action:** Motion to approve the minutes for the April 26, 2021 Workshop Meeting with the amendment of Assistant Treasurer added to the cover page.

**Made by Sheryl Moore**

**Seconded by Keith Rittscher**

**Call to Vote**

**Yes – 6**

**No – 0**

**Motion passed.**

7. Old Business:

a.) **Announcement- Deed Restrictions will be at the May 24<sup>th</sup> Workshop Meeting.**

Also presented will be recommended changes to the following documents: By-Laws, Rules and Regulations, Policies.

b.) **Home updates – Litigation**

Underaged family members have moved out of the park. Cats have been removed and relocated from Charm Ct. 437 Holiday Park still in court; people are still there. 1183 Greenview and 441 Holiday Park are both owned by an LLC under two different names. They have told Sheree the goal is to remove the homes and put new units on the lots. Sheree should hear from them by May 19, 2021. (This means they will be able to rent them.) The commercial truck on Parkview has not been in the Park for weeks. We hope it stays that way.



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

---

## c.) Speed Reader Purchase

Residents in attendance voiced opinions not to purchase one. No action taken. Sheree will contact delivery companies this week to tell them to slow down in the Park.

## d.) LED Signs

Tabled to May 24, 2021. Waiting for one more quote. Residents voiced opinions of not liking the red. Prefer LED color option.

## e.) Lobby Reno

Sheree has plans. Will have available at May 24, 2021 meeting.

## f.) Board Meeting Times – 1:30 PM or 7:00 PM

Someone will be needed to host Zoom in order to return to evening time slot. Possible to have a 6:00 PM start time? Meetings are too long, stop complaining. Sheree announced that after having an audio engineer come in some equipment has been ordered to facilitate in person/Zoom meetings digitally.

**Action:** Motion to change the meeting start time back to 7:00 PM beginning with the May 24, 2021 Workshop Meeting.

**Made by Sheryl Moore**

**Seconded by Carol Sommers**

### Call to Vote

**Yes – 2**

**No – 4**

Voting Yes: Sheryl Moore, Carol Sommers.

Voting No: Terry Steimer, Paul Goblick, Keith Rittscher, Karen Allen.

**The motion did not pass. Meetings remain at 1:30 PM.**

## \*g.) Tax Certificates

Dianne Bell spoke about the task of bidding and the amount necessary to get 4 vs 7 certificates on homes the committee identified as most in danger of becoming delinquent: approximately \$11,000 vs \$20,000. Reminded that we may or may not get any certificates, we will have our assessments returned to us once a certificate is purchased, once a house is sold, we would get our purchase price returned.

**Action:** Motion to allow for bidding up to \$20,000 to purchase up to 7 tax certificates.

**Made by Sheryl Moore**

**Seconded by Terry Steimer**

### Call to Vote

**Yes – 6**

**No – 0**

**Motion passed.**

## 8. New Business:

### a.) Hurricane Shutters for the Clubhouse

Sheree will be getting bids. Tabled to May 24, 2021.

### b.) Paul Goblick to head up Hurricane Preparedness/Evacuation Planning

There is a symposium on June 14, 2021. Paul Goblick should attend.



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

### \*c.) Safety at Front Gate.

Discussion to add a traffic arm on the exit lane. Discussion moved to cameras, motion lights, closing up openings at front fence/wall, putting gate on sidewalk. It was stated that approval was given to remove concrete between lanes. Not done yet. Sheree will get bids for a traffic arm for the exit lane.

### 9. Public Comments

Set up time for putting decals on golf carts. Need to order decals. Will take a couple weeks to receive.

Sheree will be having her hip replaced. Will be out a few weeks beginning in June.

Vehicle decals are time consuming in order to check/copy registrations, check for violations.

Golf carts should be done at a different time.

New hire for the office; where do we stand? Kathy Richardson will be coming back for a couple months to help in the office while Sheree is out.

### 10. Trustee Remarks or Announcements

Terry Steimer – ACC application submitted for a fence for a dog fence. It was denied. He asked how we can help this neighbor. She physically needs assistance with a dog while her helper is traveling for 16 days. Another resident stepped up to say she has met with the residents and will be helping her inside the house and volunteered to help with the dog also.

Sheryl Moore – Asked if we could remove our masks in the Clubhouse. Chair spacing was moved to 3 feet vs 6 feet. Still need to distance while indoors.

**Action:** Motion to make masks optional in the Clubhouse effective immediately.

Made by Sheryl Moore

Seconded by Keith Rittscher

#### Call to Vote

Yes – 5

No – 1

Voting No: Terry Steimer

**Motion passed.**

There was one Zoom question asking how the gate staff feel about suggested changes. Terry Steimer stated they want to be safe and welcome changes toward accomplishing that.

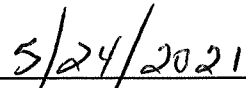
Karen Allen mentioned she was doing research on a pool lift. She is to bring information to a meeting.

### 11. Adjournment

Motion made by Terry Steimer, Seconded by Paul Goblick to adjourn.

Meeting was adjourned at 3:50 PM.

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

  
\_\_\_\_\_  
Date