



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 (APPROVED)

November 8, 2021 – 7:00 PM

Jack Emerich
Chairman

Carol Sommers
1st Vice-Chairman

Richard Brooks
Trustee

Sheryl Moore
Secretary

Karen Allen
Trustee

Keith Rittscher
Treasurer

Gary Vincent
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 7:01 PM
2. Invocation
3. Pledge of Allegiance
4. Roll Call

Present: Jack Emerich, Carol Sommers, Sheryl Moore, Keith Rittscher, Paul Goblick, Terry Steimer, Gary Vincent, Richard Brooks, Absent: Karen Allen
Sheree Morris was also in attendance

5. Chairman Announcements

Recently elected, Dennis Pietka has submitted his letter of resignation due to health reasons. We wish you well.

The new Board in January 2022 will have two (2) vacant seats. If interested, turn in your letter of application. Consideration will be given at the January meeting. We would believe that Gary Vincent will be putting in a letter, because of his recent appointment which ends in December.

6. Deed Restrictions.

We do not know if all have reached their intended addresses. We understand some may have been delayed with the post office.

7. ACC Board Report

Concerns will only be addressed if you have met with ACC and have submitted an official request. Next ACC meeting will be held next week, Tuesday, November 16, at 9:30 AM.

8. Approval of Minutes

October 25, 2021, Workshop Meeting.
Motion made by Carol Sommers, seconded by Richard Brooks.
Vote: Yes - 8 No - 0

9. Old Business

Gate Arm – Waiting for one more item to arrive, hopefully this week. Warranty information was shared. Working on a service contract/maintenance plan and a price.

10. New Business

Gate House Report – This project was discussed previously when there was a committee. Purpose of making changes is for safety of the gate employees and making the development safer.



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

Three (3) recommendations/options:

- 1-Sidewalk Gate
- 2-Speaker System
- 3-Cameras behind gatehouse facing the short wall

Mike Johnson spoke on some studies from the past: Approximately 1200 vehicles in the park. It is estimated 1000 vehicles go through the gate each day. Peak traffic time is typically 7:00 a.m. - 11:00 a.m. weekdays.

Proposals, studies, pricing for options, drawings to be presented at a Board meeting when all are available.

Dog Park at Americana. Pros and Cons if you research on a computer. Authors of online publications suggest having a committee to look after the park. There are several dog parks within a few miles of us. Dog parks are dirty. Our residents do not pick up now – why do we think they will clean up the fenced park? DNA for dogs in a previous park.

Based on public comments, there will be no consideration of a dog park at this time.

11. District Manager's Report

Garbage in back pond. Do not feed the animals. This can mess with the new aeration system. Addendum regarding staff being harassed. Resident harassing a worker and name calling. There was chaos from the audience. Mr. Wayne Adams was asked to leave the meeting because of his conduct.

12. Public Comments

Saturday, November 13, 6:00 PM – 10:00 PM, Pizza/Dance. Band starts at 7:00 PM.

Tickets are sold during HPPOA hours of 9:30 –11:30 Tuesday and Thursday. \$12/member, \$15/non-member.

Marquee. What was the extra cost for new electricity installation? Sheree will have that amount at the next meeting.

Deed Restrictions mailed to where? At least one Canadian resident did not get theirs mailed to Canada. It showed up at the HP address. They are not here yet. Anyone can contact the office if they have not received their ballot yet to get one.

A resident stated that at a previous meeting Kay Allen said she was told which seat to run for. Two (2) checks were written for candidates. Why? Sheree took responsibility and said it was an oversight not going through an election before. Checks were returned by Board of Elections and voided. Mark Bodoh felt Sheryl Moore was dismissive of him at last meeting regarding the replacement of the gate arm.

Deed Restriction effective date?

Violations – Who to deal with those who do not correct violations?

ACC meeting – A board member is supposed to be there.

Keep parts from the old gate.



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

Please read and support changes in the Deed Restrictions.

Trustee Remarks

Passing of these Deed Restrictions is questionable based on conversations with some residents.

Street Sweeping information presented by Terry Steimer to get the streets swept prior to painting lines.

Out of order discussion took place regarding street sweeping without a motion on the floor. Motion made by Sheryl Moore, seconded by Carol Sommers to table the street sweeper decision until the next meeting.

Trustee Comment None

Public Comment None

Vote: Yes - 4 No - 4

Motion to table did not pass.

Motion made by Richard Brooks, seconded by Gary Vincent to approve Pinson Contractor Services to sweep streets for an amount of \$3,500.00 as submitted in estimate #1353 dated November 3, 2021.

Trustee Comment None

Public Comment None

Vote: Yes - 5 No - 3

Motion passed. Carol Sommers, Sheryl Moore, Jack Emerich

Will wreaths be put out for Veterans Day? Yes.

Deed Restriction return ballots must be postmarked by December 7, 2021.
Counting of Ballots scheduling to be on the next Agenda.

Adjournment

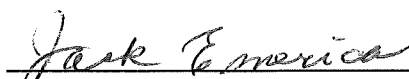
Motion made by Carol Sommers, seconded by Paul Goblick

Trustee Comment None


Public Comment None

Vote: Yes - 8 No - 0

Meeting adjourned at 9:31 PM.



Jack Emerich, Chairman



Date