



# 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 (APPROVED)

December 27, 2021 – 7:00 PM

Jack Emerich  
Chairman

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

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"**



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1. Meeting Call to Order at 7:00 PM
2. Invocation
3. Pledge of Allegiance
4. Roll Call

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

## 5. Chairman Announcements

Jack Emerich read a letter about “reflections of the past year” to be filed with the minutes

- A) On the record, Jack directed Bruce Crabb and Lori Lyon from the office to do the final steps to complete the Deed Restrictions.
- B) We need to look into solutions for when we have employees out ill. We should not have Sheree fill in these positions. Could we get volunteers to help out when and where needed? Please take this up with the new Board.

## 6. Approval of Minutes

December 13, 2021, Regular Meeting.

Keith Rittscher moved to accept the minutes as presented, 2<sup>nd</sup> by Richard Brooks

Vote: Yes - 6                      No - 0

## 7. Treasurer’s Report

Keith presented his report to be filed for audit. Carol Sommers moved to accept the report as presented, 2<sup>nd</sup> by Jack Emerich.

Vote: Yes - 6                      No - 0

## 8. District Manager’s Report

Sheree read her report which will be on file in the office

## 9. Workshop Items

- A) Deed Restrictions Vote Report: 190 - Yes 157 - No. There were 44 ballots that could not be verified and/or counted. The next step is to get them to the attorney to be filed with the District Court.



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B) Proposed by-Law Change:

Motion made by Gary Vincent to accept the proposed change, 2<sup>nd</sup> by Terry Steimer

Vote: 4 - Yes      Vote: 2 - No

Jack Emerich and Carol Sommers were the negative vote

C) Motion to vacate easements for 1042 Moonlight Ct.

Keith Rittscher moved to allow the process to move forward, 2<sup>nd</sup> by Gary Vincent

Vote: 6 - Yes      Vote: 0 - No

## 10. ACC Board Report

Ron Foote gave his report and reminded all residents that applications for construction must be completed and include business license; insurance and all necessary documents before they will be accepted.

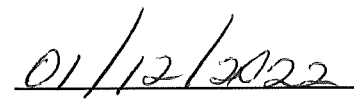
## 11. Public Comments

## 12. Trustee Comments

## 13. Adjournment

Carol Sommers moved to adjourn at 8:40 pm, 2<sup>nd</sup> by Keith Rittscher.

  
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Carol Sommers, 1<sup>st</sup> Vice Chair

  
\_\_\_\_\_  
Date