

Holiday Park Park & Recreation District
Board of Trustees Workshop Meeting

September 24, 2024

I. **Call To Order** by Chairperson Shawn Slattery at 9:00 A.M.

II. **Pledge of Allegiance**
Invocation by Sharon O'Reilly

III. **Roll Call Taken by Sharon O'Reilly**

Chairperson	Shawn Slattery	Present
2 nd Vice Chair	Bob Bachman	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Assistant Secretary	Jackie Mitchell	Excused
Trustee	Deborah Perla	Present
Trustee	Cheryl Morris	Present
Trustee	Rick Haggard	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Present

IV. **District Manager Report**

The District Manager report was given by Carmella Coons and included the following:

She is working diligently to be fiscally responsible, while working on many projects in Holiday Park. She asked that residents who have any complaints complete forms available in the office, and she will follow up.

Carmella asked that all political lawn signs be removed.

She gave an update on the office response to Hurricane Helene and asked that all yards be cleared of debris and potential flying objects.

She reviewed caregiver rules.

She reported that North Port Utilities is working on a road repair on Palena Boulevard.

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Carmella is working with Diana Dodge, 6303 Berry Court, regarding the State of Florida trailer in her driveway. She expects this to be removed by the end of September.

V. Chairperson Report

The Chairperson report was given by Shawn Slattery and included the following:

Shawn will be absent at the next Regular Board of Trustee (BOT) Meeting on 10/10/2024, and Bob Bachman will preside over this meeting.

Shawn would like to present a Service Plaque for Ken Judd to Lois Langtry at Ken's Memorial Service on 11/3/2024, from 1:00 -3:00 P.M., in the Phase 1 Hall.

Shawn plans to keep BOT meetings to a maximum of 2 hours and to decrease paper copies in BOT meeting packets. He outlined strategies to accomplish these goals.

Shawn reported that many projects have been completed by the staff this summer, including obtaining new pool rule signage.

VI. Trustee Report

- Cheryl Morris reported that the Compounds Office paperwork needs updating. She listed multiple vehicle and compound spots in Phases 1 and 2 that are unnamed, and she asked residents to notify Carmella Coons if anyone knows who owns these.
- Rick Haggard: Nothing to report.
- Deborah Perla, along with Carmella Coons, is working with U.S. Lawns to ensure they are fulfilling their contract. Deborah asked residents to complete corrective action forms, available in the office, for any property damage done by U. S. Lawns.
- Don LaMaster gave a brief financial update on project spending, Trees for Tuscola Fund, and the Ken Judd Pavilion Fund. The Finance Committee will meet in November.
- Bob Bachman gave an update on new homes and advised that all new homes must comply with the Architectural Control Committee (ACC) Rules and Deed Restrictions.
- Sharon O'Reilly thanked Carmella Coons for completing safety signage and the pool crash bar installation. She will discuss this further at the next meeting in October.

VII. Resident Comments

None

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VIII. Old Business

1. Discussion of Dates for Annual Ethics Training

It was agreed to have this meeting on 10/30/2024, at 10:00 A.M., in the Phase 1 Hall. This meeting will be posted on the signage board and in both halls. A text message alert will also be sent out.

2. Discussion of Possible Fines: BOT Review

a. 6533 Greenview Court (Hatfield)

After discussion, there was consensus to send 6533 Greenview Court (Hatfield) to the Fine Committee for violation of ACC Rule #39. This item will be moved to the 10/10/2024, Regular Meeting for vote.

Shawn Slattery wants to decrease the paper copies in the fine packets and, after discussion, the Board of Trustees (BOT) agreed that only the Violation Summary Sheet was needed.

b. 6759 Laurel Court (Pechorin)

After discussion, there was consensus to send 6759 Laurel Court (Pechorin) to the Fine Committee for violation of ACC Rule #13. This will be added to the 10/10/2024, Regular Meeting for vote.

c. 6352 Charm Court (Eason)

After discussion, there was consensus to send 6352 Charm Court (Eason) to the Fine Committee for violation of ACC Rule #13. This will be moved to the 10/10/2024, Regular Meeting agenda for vote.

d. 6809 Amoko Court (Clare)

After discussion, there was consensus to send 6809 Amoko Court (Clare) to the Fine Committee for three fines, including violations of Deed Restrictions (f) and (p), and violation of ACC Rule #39. This item will be moved to the Regular Meeting on 10/10/2024, for vote.

e. 6982 Hikina Drive (Brackett)

After discussion, there was consensus to send 6982 Hikina Drive (Brackett) to the Fine Committee for violation of ACC Rule #13. This item will be moved to the Regular Meeting on 10/10/2024, for vote.

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f. 6772 Moonlight Court (Robinson)

After discussion, there was consensus to send 6772 Moonlight Court (Robinson) to the Fine Committee for two fines, including violation of ACC Rule #39 and Deed Restriction (o). This item will be moved to the 10/10/2024, Regular Meeting for vote.

g. 5071 Palena Boulevard (Krauck)

After discussion, there was consensus to send 5071 Palena Boulevard (Krauck) to the Fine Committee for violation of ACC Rule #39. This item will be moved to the 10/10/2024, Regular Meeting for vote.

h. 5090 Palena Boulevard (Wood)

After discussion, there was consensus to send 5090 Palena Boulevard (Wood) to the Fine Committee for violation of ACC Rule #39. This item will be moved to the 10/10/2024, Regular Meeting for vote.

IX. New Business

1. Status and Renewal Cost of Egis Insurance for Holiday Park

Our insurance policy with Egis Insurance and Risk Advisors was renewed on 9/9/2024, at a cost of \$70,450.00. This cost was within the current budget and represented an approximately \$10,000 increase. This item will be moved to the 10/10/2024, Regular Meeting agenda for official approval.

2. Notification: Compound Management Job Assignment

Shawn Slattery asked Cheryl Morris to take on this assignment, and she accepted.

3. Discussion: Filling 1st Vice President Officer Position

After discussion, the BOT agreed to leave this position unfilled until March 2025.

4. Discussion: Filling Seat 7 Board Position

After discussion, there was consensus to fill this position. This item will be moved to the 10/10/2024, Regular Meeting for vote.

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5. Review: Pool Rule Change

After discussion, there was consensus to change the terminology on Rule C #14. This item will be moved to the 10/10/2024, Regular Meeting for vote.

6. Discussion: Possible Change to Regular Meeting Start Time

The proposal is to change the Regular Meeting start time from 7:00 P.M. to 6:00 P.M. This would require a change to the by-laws. Shawn Slattery discussed other possible updates to the Trustee By-Laws. This item will be moved to the 10/22/2024, Workshop agenda for further discussion. There was no general consensus regarding change of meeting time. The process for by-law changes was reviewed.

7. Discussion: Men's Club By-Laws

After discussion, there was agreement among the BOT that the Men's Club By-Laws do not need BOT approval. There was agreement that the BOT should be notified of changes. It was agreed that the Men's Club falls under the Activities and Recreation Council (ARC).

Cheryl Morris was concerned about the \$5,000 spending limit and the use of up to three credit cards. She questioned how these credit cards were tied to Holiday Park monies, the actual number of cards in use, and who is named on the cards. It was agreed that Don LaMaster, Treasurer, will discuss this with John Sermersheim, Men's Club President, and ARC, and report back to the BOT at a future meeting.

8. Review: Estimates for Phase 1 Pool Men's Bathroom Problem

Carmella Coons discussed the repairs needed to the Phase 1 Pool Men's restroom and presented the two estimates from Pied Piper Plumbing, Inc. and Decker Plumbing and Drains. After discussion, there was consensus to use Pied Piper, and this will be voted on at the 10/10/2024, Regular Meeting.

9. Discussion: Possible October Workshop Topics

Shawn Slattery presented a list of future workshop topics for 2024-2025, including proposed By-Laws and Deed Restriction changes. He suggested that Deed Restriction changes only be done every 4-5 years due to cost. Cheryl Morris suggested we review our current project list. Don LaMaster reminded the BOT that we have a \$350,000/year budget for projects. The BOT agreed to the following four items for the October Workshop agenda:

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- Trustee By-Law Changes
- Drainage Maintenance and Repairs
- Access Control Project: Rick Haggard to present
- Review of Project Priority Spending List

Shawn Slattery asked the BOT to let Carmella Coons know if they have additional items to discuss.

X. Supplemental

None

XI. Trustee Comments

- Cheryl Morris stated she will not be present at the 11/14/2024, Regular Meeting.
- Bob Bachman has a list of projects completed this summer.

XII. Resident Comments

- Karin Anderson, 5072 Palena Boulevard, reminded the BOT that Ethics Training is a public meeting and must be posted at least 10 days in advance.
- Mark Rauguth, 5735 Holiday Park Boulevard, thanked the BOT for the new smoking rules at the pools. He is concerned about unauthorized pool guests. He asked about the pool lighting and back gate repair projects. Shawn Slattery replied that these projects are on our current project list, which will be reviewed at the next workshop meeting.

XIII. Adjournment

Motion to adjourn the meeting by Bob Bachman, Second by Don LaMaster.
Motion carried.

MEETING WAS ADJOURNED AT 10:22 A.M.

Respectfully submitted,

Sharon O'Reilly, Secretary

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