

Holiday Park Park & Recreation District
Board of Trustees Workshop Meeting

July 25, 2023

I. **Call To Order** by Chairperson Cheryl Morris at 9:00 a.m.

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

III. **Roll Call**

Chairperson	Cheryl Morris	Present
1 st Vice Chair	Ken Judd	Absent
2 nd Vice Chair	Deborah Perla	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Assistant Secretary	Shawn Slattery	Present
Trustee	John Rabideau	Present
Trustee	Jim Oliver	Present
Trustee	Bob Bachman	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Present

IV. **Resident Comments**

Karin Anderson, 5072 Palena Boulevard, stated that the District Manager position is very important to Holiday Park. She read a prepared statement (see Attachment A) regarding her concerns about the Maintenance Manager job description, which is on today's (7/25/2023) agenda.

Bill Mitchell, 6563 Hikina Drive, stated he agrees with Karin Anderson's statement and is particularly concerned about the Maintenance Manager spending money. He is concerned about Holiday Park finances and wants to see a moratorium on spending, other than for items that have already been committed to.

V. **District Manager Comments**

Carmella Coons responded to Karin Anderson's comments, and Cheryl Morris asked that further discussion on the Maintenance Manager position wait until that item is reached on the agenda.

Carmella provided an update on current projects. Street sign replacement started yesterday (7/24/2023) and is expected to be completed by the end of the week. The palm tree in front of the office was removed because the roots were wrapping

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around pipes. The barrier for the gas tank should arrive soon. Fencing is almost complete, and wind screens have been ordered for the tennis courts. Kitchen renovations are complete, and Carmella was advised not to install a garbage disposal. Big Fish's work is almost complete, and training will begin soon. Carmella is still looking for a weekend maintenance person with the hours of 3:00 – 9:00 p.m. off-season, and 2:00 – 10:00 p.m. in-season. The tree project should be completed this week.

VI. Trustee Comments

- Shawn Slattery asked for an update on LLC home demolitions. Carmella responded that her LLC contact person, John Gregory, advised her that three homes will be demolished by 7/31/2023, and 13 more are awaiting permits and will probably not be completed by 8/31/2023. Shawn asked about repair of the Phase 1 pool entryway, and Carmella responded that she asked the company to replace the entryway. Carmella is trying to time this project with the Phase 1 building electrical work and wants to see the Phase 2 pool open before closing the Phase 1 pool to complete these projects.

Shawn asked about the garage shed, and Carmella responded that it has been ordered, but won't be delivered for six months.

Shawn asked about the leaning palm trees, and Carmella responded that they will be fixed by Holiday Park's current tree company at an additional cost.

Shawn apologized to Carmella for any offense she took at Karin Anderson's comments and that he heard Karin state that the District Manager was a very important position.

- Deborah Perla stated that Carmella was doing an excellent job. Deborah reminded residents that the Architectural Control Committee (ACC) meets on the first and third Friday of each month, and all residents are welcome to attend. The ACC is trying to mesh their rules with the City of North Port's. There are packets in the office, if you are putting in a new home, and the ACC is happy to help with this process. Deborah announced that Robert Burleigh is resigning from the ACC and thanked him for his service.
- Sharon O'Reilly: None
- Don LaMaster:
Stated that Carmella Coons is doing an excellent job as District Manager.
- John Rabideau:
Thanked Carmella Coons for her service.

- Bob Bachman gave an update on the Phase 1 Building. He pointed out that the new stage and kitchen items have arrived, but the table still needs assembly. Two ping pong tables are on order and should arrive 7/28/2023. The kitchen cabinets have been lowered. Bob wants to see the third bathroom renovated. Bob is concerned about the tennis court fence, and who signed the contract. Bob believes that 12-foot fencing was not needed around the entire courts.

Bob is also concerned about the electrical outlets on Tuscola Boulevard and believes they should be disconnected and/or repaired for safety.

Bob expressed concern about applications being denied at the last ACC meeting.

Bob is concerned about the recent attorney bills and lack of reports of correspondence to the Trustees. Cheryl Morris responded that she forwards all attorney correspondence to Carmella Coons for distribution to the Board of Trustees.

Bob addressed several rumors of a "hostile work environment" and believes Cheryl Morris is in violation of Holiday Park's code of ethics. Cheryl Morris stated these rumors were not true. Shawn Slattery and Sharon O'Reilly responded that bringing up rumors at meetings caused divisiveness among Board members.

VII. Chairperson Report

Cheryl Morris stated that the Trustees need to update Resolution 23-04 to allow the fine process to be fully in place. This is on today's (7/25/2023) agenda.

Cheryl reported that Robert Burleigh has resigned as Sergeant-at-Arms, but will stay until a replacement can be found. Cheryl thanked Robert for his service. She advised residents to let Carmella know if anyone is interested in this position.

VIII. Old Business

A. Current Available Funds/Status of Bond Money

Holiday Park's current bank balance is \$793,654.60, with \$69,380.73 in money issues still outstanding. Holiday Park needs \$320,000 for operations over the next four months, leaving a balance of approximately \$404,000 for operations.

- Shawn Slattery asked for a Federal Emergency Management Agency (FEMA) update, and Don LaMaster responded that Holiday Park won't get any FEMA

money until all insurance money is collected. Cheryl Morris stated that the FEMA attorney is still hopeful that Holiday Park will get some FEMA money, but there are no assurances.

- Bill Mitchell asked Don LaMaster for a financial breakdown, and Don reported that this is not available because of the bookkeeper situation. Don hopes to have a report available in the next two weeks.

B. Phase 2 Pool

- Steve Grossl reported that Pied Piper Plumbing advised that Holiday Park hire an engineer, and there are currently two bids: Kimes at \$4,500, and Scott Vaught at \$2,500. Cheryl Morris asked for clarification as to why an engineer is needed.
- Don Trost of Pied Piper Plumbing advised that the equipment, particularly the fiberglass pit, is very old and could not be removed without significant damage. Don believes hiring an engineer is necessary for safety and liability issues for both Holiday Park and his business.
- There was discussion and agreement that Holiday Park would use the existing equipment, except for the pit, which would be an additional cost. There was also discussion about repairing the fiberglass tub and an option to form a concrete pit. The Board has a letter from the County stating Holiday Park does not need to hire an engineer, if we use the same equipment and location. Several Trustees expressed the need to get this project done as soon as possible.

This item will be moved to the 7/27/2023 meeting for vote.

C. Gem Plumbing Pipe Lining

There was discussion and clarification about the scope of this project, led by Steve Grossl. This project is needed to eliminate the odors in the laundry room and other areas of the building.

Concern was expressed about having only one bid for this \$80,000 project, and the fact that it violates Holiday Park's three-bid procurement policy. Two other plumbers were used in the past and were unable to correct the problem. There was general agreement that this project needed to be done as soon as possible.

This item was moved to the 7/27/2023 meeting for vote.

D. Maintenance Manager Job Description

There was concern expressed regarding the overlap in the job descriptions of Maintenance Manager and District Manager. Changes, including changing job title to Maintenance Foreman or Supervisor were discussed. Carmella Coons stated she would work on a rewrite, and asked Karin Anderson to help. Karin agreed to do so. Shawn Slattery also volunteered to work with Carmella and Karin on this project.

This item will be moved to a future workshop.

IX. New Business

A. Trustee Seat 3

Jackie Mitchell, 6563 Hikina Drive, is interested in being appointed to the vacant Trustee Seat 3 position and presented her background and experience to the Board of Trustees.

Item moved to the 7/27/2023 meeting for vote.

B. Amended Board Resolution 23-04 Replacing 21-01

Verbiage that is already present in a previous resolution needs to be removed from Page Three. Shawn Slattery noted that labeling of section numbers on Pages Three and Four needs to be corrected. Cheryl Morris will work on the corrections.

Item moved to 7/27/2023 meeting for vote.

C. Hutchinson Potential Fine

There was discussion among Trustees, and Deborah Perla thought the Board should hold off on this fine at this time, as it was during a chaotic time for the ACC. Several Trustees agreed. Two residents were opposed to this plan because it would set a bad precedent and possibly encourage other residents to ignore rules, and this was a blatant violation. There was discussion of when to start the formal fining process. Cheryl Morris stated this could start with the passing of Resolution 23-04.

It was agreed to move this item to 7/27/2023 meeting for vote.

X. Supplemental – Freezer

A new freezer is needed because parts are not available to repair. There was discussion of how to pay for the \$2,399 cost, including asking for help from Holiday Park Activities

& Recreation Council (HPARC) and The Men's Club. It was suggested to wait until the bond fund balance is known from the budgeted \$75,000 for Phase 1.

There was consensus to move item to the 7/27/2023 meeting for vote.

XI. Trustee Comments

None

XII. Resident Comments

- Roland Ficken, 6874 Alani Court, was unhappy with the tennis court fence and noted serious hazards. Carmella Coons advised she is aware of these and is working with the fence company. Roland suggested that, before contracts are signed, they be reviewed by the individual organizations (tennis, pickleball, bocci, shuffleboard, etc.). He thanked Carmella for working on getting wind screens.
- Karin Anderson, 5072 Palena Boulevard, advised that the Trustees avoid the rumor mill, pitting one Trustee against another. She stated that the Trustees should stop attacking each other and focus on supporting and moving forward together as a team.

XIII. Adjournment

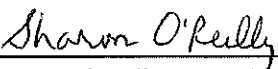
Motion to adjourn the meeting by Don LaMaster , Second by Shawn Slattery.
Motion carried.

MEETING WAS ADJOURNED AT 10:58 A.M.

Attachment A:

Karin Anderson Prepared Statement

Respectfully submitted,



Sharon O'Reilly, Secretary