

Holiday Park Park & Recreation District  
Board of Trustees Workshop Meeting

April 23, 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
1 <sup>st</sup> Vice Chair	Ken Judd	Excused
2 <sup>nd</sup> Vice Chair	Bob Bachman	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Assistant Secretary	Jackie Mitchell	Present
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**

Carmella Coons gave an update on maintenance projects. She asked residents to hurricane proof their homes before leaving for the season and to give contact information to the office. The Phase 1 building and pool will be closed May 13-17, 2024, for electrical update and epoxy work. Carmella is looking for volunteers to work in the office next season.

V. **Chairperson Report**

Shawn Slattery apologized to Carmella Coons on behalf of the Board of Trustees for not supporting her on the two possible fine violations that she brought to the April 11, 2024, Regular Meeting.

He gave an update on uninhabitable homes within Holiday Park. Carmella is working with the City of North Port and the Holiday Park attorney, Andy Cohen, and the Board will discuss this at the May 2, 2024, Regular Meeting.

He gave an update on the U.S. Lawn contract, and the Board will review this at the May 2, 2024, Regular Meeting.

Carmella Coons and Rick Haggard are working on bids for removal of dead trees and stumps, and the Board will review these bids at the regular meeting on May 2, 2024.

Carmella Coons will be on vacation the week of July 15, 2024.

Shawn gave an update on Egis Insurance and Risk Advisors. Gary Chapman is working with the Holiday Park insurance company, and we hope to have more information for the Board to review at the next regular meeting on May 2, 2024.

Holiday Park's attorney fees have increased by 3.2% to \$303/hour.

## **VI. Trustee Comments**

Cheryl Morris reported that Holiday Park's Federal Emergency Management Agency (FEMA) attorney does not have an update at this time.

Bob Bachman reminded residents that the vegetable truck is in Holiday Park on Tuesday mornings. He reported that the Architectural Control Committee (ACC) approved seven new homes.

Sharon O'Reilly thanked Sharon Coruzzi for typing the minutes. She reminded everyone that the minutes will be in summary format. She met with Carmella Coons yesterday to discuss safety issues, including New Business Item #9 on today's agenda. She made recommendations for safety improvement, including signage and additional cameras.

## **VII. Resident Comments**

None.

## **VIII. Old Business**

### **1. Discussion: Re-Joining Florida Association of Special Districts (FASD)**

After discussion, there was general agreement not to re-join FASD.

### **2. Discussion: Ethics Training (Andy or FASD)**

Holiday Park's attorney, Andy Cohen, will do this at no cost, and the training will be set up for October 2024.

## **IX. New Business**

### **1. Review: 2024-02 Annual Assessment Resolution**

There will be a presentation at a public meeting on May 2, 2024, at 6:45 p.m. in the Phase 1 Hall.

Don LaMaster will correct typographical errors to the document.

### **2. Review: 2024-03 Budget Resolution**

There will be a presentation at a public meeting on May 2, 2024, at 6:45 p.m. in the Phase 1 Hall.

### **3. Review: Budget and Finance Work Documents (3)**

Shawn Slattery presented three documents. The Board agreed that Don LaMaster will chair this committee. The Board will vote on these documents and approve committee members at the May 2, 2024, Regular Meeting.

### **4. Review: Trustee By-Laws Changes for Job Assignments**

Shawn Slattery presented proposed changes. There are other proposed changes, including changing the Regular Meeting time from 7:00 p.m. to 6:00 p.m. There will be further discussion at the September 24, 2024, meeting, and a public hearing on October 10, 2024, at 6:45 p.m.

### **5. Review: Procedure Manual Changes for Job Assignments**

Shawn Slattery presented proposed changes to this manual. He will add "emergency" under #1 of Chairperson, and this will be voted on at the regular meeting on May 2, 2024.

### **6. Review: Fitness Center Rule Changes**

Policy changes were implemented without Board of Trustee approval. The proposed changes will be voted on at the May 2, 2024, Regular Meeting.

### **7. Review: Pool Rule Changes**

Shawn Slattery presented proposed changes to pool rules. He will add the word "water" to #14, referring to plastic bottles. There was discussion about smoking

at the pool. This item will be moved to the May 2, 2024, Regular Meeting for vote.

8. Review: Sun Shade Requests for Proposal (RPFs) and Next Steps

Rick Haggard presented the RPFs for sun shades. There was discussion among the Board and residents; and concerns were expressed, including warranty, concrete, and insurance coverage. This item will be voted on at the May 2, 2024, Regular Meeting.

9. Discussion: Safety Exits for the Phase 1 Hall

Sharon O'Reilly reported that several residents expressed concern to her regarding the Phase 1 Hall emergency exits for evening events when the pool gates are locked. Carmella Coons will be exploring a one-way, gate-locking system that would allow exiting without re-entry.

**A BREAK WAS TAKEN FROM 10:33 A.M. – 10:40 A.M.**

10. Review: Owner's Grandfather Letter for ACC Setback Rule #13 Change

Cheryl Morris reported that the Holiday Park attorney suggested that grandfather letters be sent to residents when significant ACC rules are changed. She presented a letter addressing change to ACC Rule #13. There was discussion among the Board. Concerns were expressed, including the need for this letter, mailing expenses, and the need for legal review. This item will be moved to the May 2, 2024, Regular Meeting for vote.

11. Discussion: April Holiday Park Survey Results and Next Steps

The 10 items on the survey list were discussed among the Board and residents. Cheryl Morris will work with Carmella Coons on Item #1. It was agreed that Carmella can work on items on the list that are within her budget and that further discussion will be needed in the Fall at a public meeting.

12. Review: Rental/Non-Owner Resident Change Policy

Shawn Slattery presented this policy and stated that the changes reflect how the office staff is currently doing business. Several changes were suggested by Board members. This item will be voted on at the May 2, 2024, Regular Meeting.

13. Review: Rules for Issuing and Receiving Barcodes

This was rewritten to be consistent with the current office process. There was discussion among Board members, and changes were suggested. Shawn Slattery will make the changes and bring them to the May 2, 2024, Regular Meeting.

14. Review: Deed Restriction – Combined Word Document

Shawn Slattery presented this document. The Board discussed it, and changes were suggested. This item will be moved to the May 2, 2024, Regular Meeting for vote and will be posted on Holiday Park's website, if approved.

**X. Supplemental**  
None.

**XI. Trustee Comments**

Deborah Perla expressed concern about the wooden steps on new homes. She believed they should be painted due to aesthetics. Bob Bachman responded that the wood needed to be cured for 1 year before painting.

Sharon O'Reilly encouraged residents to volunteer to help in the office in the Fall, as requested by Carmella Coons.

**XII. Resident Comments**

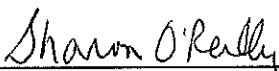
George Clinch, 5014 Palena Boulevard, wants to sell or donate the old bingo and popcorn machines. There was Board consensus to proceed with donating or selling these machines. Bob Bachman reported that Holiday Park purchased a new popcorn machine at a good price.

**XIII. Adjournment**

Motion to adjourn the meeting by Bob Bachman, Second by Jackie Mitchell.  
Motion carried.

**MEETING WAS ADJOURNED AT 11:36 A.M.**

Respectfully submitted,

  
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Sharon O'Reilly, Secretary