

Holiday Park Park & Recreation District  
Board of Trustees Regular Meeting

February 13, 2025

I. **Call To Order** by Chairperson Shawn Slattery at 6:00 p.m.

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

III. **Roll Call**

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

IV. **Approval of Previous Meeting Minutes**

A. **1/9/2025, Board of Trustees (BOT) Regular Board Meeting**

A motion to approve the 1/9/2025, Regular Board Meeting Minutes, as written, by Tim Seelow, second by Bob Bachman. All in favor.  
Motion carried.

B. **1/28/2025, BOT Workshop Meeting**

A motion to approve the 1/28/2025, Board of Trustees Workshop Meeting Minutes, as written, by Don LaMaster, second by Bob Bachman.

Discussion: On page 4, the number of drains will be corrected from 20 to 24. All in favor.  
Motion carried.

V. **District Manager Report given by Carmella Coons**

Work on the back gate has been completed, including repair to barcode and proximity card readers.

Carmella reported that her job is to enforce deed restrictions and rules and regulations -- not to intervene in disputes between neighbors.

She is working with the Communication Committee on replacing the Big Fish contract.

The maintenance staff is working on many projects, including bench cleaning, picnic table resurfacing, pressure washing, mailbox post replacement, lighting, road striping, vehicle maintenance, and shuffleboard wind screens. The Phase 2 phone has been fixed.

**VI. Treasurer Report given by Don LaMaster**

See Attachment "A."

Discussion: Shawn Slattery asked what percentage of the total assessments has been received, and Ernie Mitchell responded. Cheryl Morris asked Don LaMaster when the certificate of deposit was due and reminded the Board that they would have to vote on renewal.

**VII. Chairperson Report given by Shawn Slattery**

Shawn Slattery asked Trustees to report on their assigned job responsibilities at the Regular Meetings. He also asked the Trustees assigned to the three Board-appointed committees to give reports for the purpose of keeping residents informed.

**VIII. Trustee Report**

Tim Seelow stated that the list of permit items he can approve has streamlined the Architectural Control Committee (ACC) meetings. He reminded activity leaders planning to do work on the common ground area that they need to get ACC approval.

Jackie Mitchell: Nothing to report.

Bob Bachman: Nothing to report.

Sharon O'Reilly reported on a records list from the City of North Port on accidents at the intersection of Tuscola Boulevard and Tamiami Trail. She has not heard back from the Florida Department of Transportation. There have been four crashes this year. She urged extreme caution when driving through this intersection.

Cheryl Morris reported that the compound list is almost complete. There is one unidentified trailer in Phase 1 open area spot three. Please notify Cheryl or the office if you know who owns this trailer. Kayak registration has started. Please see the office to register your kayak and receive a sticker.

Rick Haggard reported that the catch basin project should start tomorrow. He also reported that more trees need to be removed. He is working on finding a Big Fish replacement. The City of North Port is still working on Phase 1 sewers.

Deborah Perla received several complaints about weeding and trimming by U.S. Lawns. She is working with U.S. Lawns regarding these complaints, as well as swale cleaning.

Don LaMaster: See Treasurer Report.

**IX. Resident Comments**

None.

**X. Old Business**

**A. Possible Motion: Compound Rules, Regulations and Space Agreement**

A motion to approve the revised Park Compound Rules & Regulations for Recreational Vehicles (RVs), Motorhomes, Boats, Kayaks, & Utility/Cargo/Storage Trailers was made by Sharon O'Reilly, second by Rick Haggard. All in favor. Motion carried.

**B. Possible Motion: ACC Rules and Regulations Changes**

A motion to approve the revised Architectural Control Committee Rules and Regulations was made by Bob Bachman, second by Tim Seelow. All in favor. Motion carried.

**C. Possible Motion: General Rules and Regulations Changes**

A motion to approve the revised Holiday Park Park and Recreation District General Rules and Regulations was made by Rick Haggard, second by Don LaMaster. All in favor. Motion carried.

**D. Possible Motion: New Sheds for Horseshoes and Pickleball Areas**

A motion to approve Robin Builders' bid of \$6,780 for new sheds for Horseshoes and Pickleball was made by Bob Bachman, second by Tim Seelow.

Discussion: The sheds cost will be split evenly between the Holiday Park Activities and Recreation Council (HPARC) and the Men's Club. The sheds will be placed on the same locations as the current storage units. All in favor.  
Motion carried.

**E. Review: Project Status Spreadsheet Updates**

Shawn Slattery reviewed the short-, medium-, and long-term project lists. There was discussion among the Board and between the Board and residents. Suggestions were made for updating these lists. Shawn will make the suggested revisions and bring the revised list to the next workshop meeting.

**F. Possible Motion: Office Deed Restriction Fine Letters**

Shawn Slattery asked Carmella Coons to present the revised letters. There was a suggestion to add "are" to "is" to read as is/are. A motion was made by Rick Haggard, second by Bob Bachman to approve the Office Deed Restriction letter with the addition of the word "are." All in favor.  
Motion carried.

**G. Possible Motion: New Office Copier**

A motion was made to purchase a new copy machine from JM Todd Business Document Handling Solutions, at a cost of \$7,750, by Sharon O'Reilly, second by Jackie Mitchell. All in favor.  
Motion carried.

**H. Possible Motion: Used Golf Cart for Use by District Manager**

A motion to approve the purchase of a used golf cart from Lois Langtry, at a cost of \$3,500, was made by Tim Seelow, second by Don LaMaster. All in favor.  
Motion carried.

**XI. New Business**

**A. Possible Motion: Sale of Phase 1 Hall Piano**

A motion to sell the Phase 1 Hall piano was made by Jackie Mitchell, second by Don LaMaster.

Discussion: It was agreed that the piano is no longer needed and is costing money to maintain. The money from the sale will go to the HPPARC. All in favor.  
Motion carried.

**B. Information: Emergency Purchase of Office Air Conditioning (AC) Unit**

A motion to purchase an office AC unit from Always Air Services, Inc., at a cost of \$6,845, was made by Tim Seelow, second by Bob Bachman. All in favor.  
Motion carried.

**C. Possible Motion: 6826 Alani Court, ACC Variance Request**

A motion to approve the carport footage variance for 6826 Alani Court was made by Sharon O'Reilly, second by Deborah Perla.

Discussion: The majority of the Trustees agreed that, since the carport had been approved previously by the ACC, the variance should be granted. Deborah Perla stated that the ACC rules should be followed as written.

A vote was taken: 8 in favor; 1 opposed.  
Motion carried.

**D. Possible Motion: Dead Tree Removal**

A motion to accept A&M Tree Trimmers LLC's bid of \$11,400, for removal of 40 pine trees, was made by Rick Haggard, second by Don LaMaster.

Discussion: It is likely that Holiday Park will lose all the pine trees in the Park due to beetle infestation and hurricane stress. It was agreed that we need to plant new trees, and Carmella Coons will research types of trees to replace the pine trees.

**E. Information: Meet the New Trustees**

The four Trustees elected for the 2025-2027 term: Debbie Burns, Don LaMaster, Joni Anderson; and George Clinch, introduced themselves.

**XII. Supplemental**

**Park Pavilion Committee Report**

Bob Bachman read the email from the Pavilion Committee to the Board of Trustees, asking for Board approval for site location and approval of size and amenities.

A motion to approve the Pavilion Committee request for the pavilion site placement on the "non-used" shuffleboard court behind the Phase 2 building, and for approval

of a size of 4,800 square feet, to include a 10' x 60' storage and service kitchen, was made by Tim Seelow, second by Bob Bachman.

There was discussion among the Board and between the Board and residents. There was some concern about the size of the proposed pavilion. There was agreement that Florida Power and Light will need to upgrade the electrical service. Approval by the ACC will also need to be a part of the process.

A vote was taken: 8 in favor; 1 opposed.  
Motion carried.

### **XIII. Trustee Comments**

Bob Bachman asked residents to drive slowly in the Phase 2 parking lot when Dusty's Produce is doing business. This is a safety issue.

Tim Seelow thanked Mary Margaret Bryant and her crew of volunteers for putting on the Holiday Park Olympics.

Rick Haggard reminded residents of road closures when the catch basins and culverts are being installed.

Shawn Slattery reviewed agenda items for the next workshop meeting and asked Trustees to let Carmella Coons or him know if they have any other items to add.

### **XIV. Resident Comments**

Roger Anderson, 5072 Palena Boulevard, reported that the Federal Emergency Management Agency has revised flood maps. He met with an official at the City of North Port who heads the Natural Resources Division and was informed that the Phase 1 roads may flood, but that the homes should be safe.

Karin Anderson, 5072 Palena Boulevard, reminded residents that, per Holiday Park Rules and Regulations, and North Port laws, dogs must be leashed when they are not on the owner's private property. This is a safety concern.

### **XV. Adjournment**

Motion to adjourn the meeting by Bob Bachman, second by Rick Haggard. All in favor.  
Motion carried.

**MEETING WAS ADJOURNED AT 7:31 P.M.**

Respectfully submitted,

---

Sharon O'Reilly, Secretary

