

Holiday Park Park & Recreation District

Meeting Minutes - Fine Committee Meeting held 11/11/2024

Committee Members Attending: Kim Branch (Chair), Karin Anderson, Dick Gortz

Committee Members Absent: Marilyn Kenaga, Norm Olszewski, Debbie Burns, Dorlis Mckinney

Other Attendees: Jim Oliver, Linda Grimes, Carmella Coons/staff

1. Committee roll call:

- a. Committee chair provided a handout of the current Fine Committee Members. The handout included phone numbers, email addresses and whether committee members had the ability to accept texts on their phones.

2. Housekeeping Items:

- a. New Committee member Dick Gortz signed the committee member form. Committee chair reminded members that all committee members must follow all the deed restrictions and rules.
- b. Committee chair reviewed the Fine Committee goal.
- c. Committee chair provided draft meeting minutes from 12/1/2023 meeting. Minutes had been sent out via email shortly after the meeting (December 2023) and there were no questions at that time. There were no questions or changes to the meeting minutes. All members were in favor of accepting the minutes as written.
- d. Committee chair reminded meeting attendees who were not owners/residents with recommended fines being covered at the meeting that they were not allowed to speak about specific fines. However, if they had feedback on the general fine committee meeting process, they could speak at the end of the meeting for a maximum of 3 minutes.
- e. Committee chair reminded committee members that since the committee has voting authority (not simply advisory), the Sunshine Law applies. Each committee member must vote if a vote is taken unless a committee member has a conflict of interest (i.e. voting on a fine being discussed could introduce bias or prejudice). Dick Gortz mentioned that there is a form to be filled out by a committee member if abstaining from a vote due to conflict of interest. No members had a conflict of interest in the fines being discussed at this meeting.
- f. Committee chair stated that per Florida Statute 720, the Fine Committee must have at least 3 members and pass or fail of the fine is by majority vote. If there is a tie, then the Chair would be excused from the vote.
- g. Committee chair reviewed the 2024 revised Holiday Park Fine Procedure and reminded all that the Fine Procedure and Fine Schedule can be found on the Park website under Governance, Rules & Regulations.

3. Review of Board-approved fines.

- a. For each property, the committee reviewed the District Manager-provided comments, pictures, and letters sent to the owners.
 - i. Krauck (5071 Palena) – Failure to repair hurricane damage by Hurricane Ian. After discussion, the fine was approved.
 - ii. Hatfield (6533 Greenview Ct) - Failure to repair hurricane damage by Hurricane Ian. Discussion included that 2023 taxes had never been paid. After discussion, the fine was approved.
 - iii. Pechorin (6759 Laurel Ct) – Failure to replace carport destroyed by Hurricane Ian. After discussion, the fine was approved.
 - iv. Eason (6352 Charm Ct) – Failure to replace carport destroyed by Hurricane Ian. After discussion, the fine was approved.
 - v. Claire (6809 Amoko). After discussion, all three fines were approved.
 1. Failure to repair hurricane damage by Hurricane Ian
 2. Failure to clean up landscaping
 3. Derelict vehicles on the property

- vi. Brackett (6982 Hikina Dr) - Failure to replace carport destroyed by Hurricane Ian. After discussion, the fine was approved.
 - vii. Robinson (6772 Moonlight Ct) - Failure to repair hurricane damage by Hurricane Ian. Discussion included that 2023 taxes had never been paid and that the letters to the owner probably should have included the requirement that each home must have a carport. After discussion, the fine was approved.
 - viii. Wood (5090 Palena Blvd) – Failure to repair hurricane damage by Hurricane Ian. Mr. Wood had notified the District Manager that he would like to join the meeting via telephone. Committee chair called Mr. Wood (on speaker) but Mr. Wood did not answer. Committee chair left a message. Mr. Wood did not call back during the meeting. An additional artifact reviewed was a Citizens Insurance letter, signed by Mr. Wood on 1/30/2024 and notarized, giving Citizens consent to remove the mobile home (since it was a total loss) after Mr. Wood ensured that power and water were disconnected. The Notice of Commencement (NOC) document was also available for review signed by Mr. Wood on 10/31/2024 and notarized. The District Manager said that she had contacted the contractor on the NOC to see when demolition would be completed but the contractor was unable to provide an estimated date. After discussion, the fine was approved.
4. After all fines were dispositioned, the committee, District Manager, and attendees had a short discussion about what could legally be done in addition to attaching any unpaid fines to an estoppel (to be collected upon sale of the property) to get the Park looking better. Included in the discussion was what the District Manager was going to do to ensure that a new owner purchasing a property with unpaid fines is notified that the on-going offense(s) need(s) to be corrected after the closing date and within the deed-restricted time frame.
 5. Committee chair took an action to publish the draft meeting minutes and deliver them via e-mail or hard copy.
 6. Meeting was adjourned.