

Holiday Park Park and Recreation District  
Board of Trustees Emergency Meeting

December 16, 2022

- I. **Call To Order** by Chairperson John Rabideau at 10:00 a.m.
- II. **Pledge of Allegiance followed by Invocation** given by Sharon O'Reilly, Secretary.
- III. **Roll Call** taken by Sharon O'Reilly

Chairperson	John Rabideau	Present
1 <sup>st</sup> Vice Chair	Ken Judd	Absent
2 <sup>nd</sup> Vice Chair	Bob Bachman	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Asst. Secretary	Deborah Perla	Present
Trustee	Jim Oliver	Present
Trustee	Karin Anderson	Present
Trustee	Donna Mills	Present
District Manager	Brett Burmann	Absent
Sergeant at Arms	Robert Burleigh	Present

IV. **Trustee Resignation**

-Donna Mills submitted her resignation as a member of the Holiday Park Park and Recreation District Board of Trustees. She will continue to support the park, but not as a trustee. See attached resignation statement.

-Motion to accept Donna's resignation by Bob Bachman. Second by Deborah Perla.  
-Motion carried.

-Karin Anderson stated that Donna's service will be a great loss to the Board of Trustees.

V. **Resident Comments**

-Kathy Bachman stated that, as the wife of a trustee, she has avoided speaking publicly. She is unhappy with the Facebook comments and the fact that no trustee or resident spoke up at the last meeting in defense of Brett Burmann. She stated that Brett Burmann complimented Jim Oliver on his service as a trustee. She reminded residents that trustees are unpaid volunteers, and she is unhappy that many are quick to blame and ridicule trustees, but are unwilling to serve.

-Donn McConnell is grateful for Brett Burmann and felt that the difference of opinions got out of hand.

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-Mary Margaret Bryant stated that Brett Burmann would be a great loss to our park, and she appreciated his communication skills. She was concerned that he was micromanaged.

-Jimmy Moore expressed his appreciation for Brett Burmann and felt the Board of Trustees created a hostile working environment.

-Charlene Livesay felt Brett Burmann was a good leader and that he was moving us forward. She asked for the resignation of Jim Oliver, based on House Bill 1855, Section 11, Chapter 2001-342, which states, "Any Trustee failing to discharge the duties of the Trustee's position may be removed for cause by the Board of Trustees, after due notice and opportunity to be heard upon charges of malfeasance or misfeasance." She stated that Mr. Oliver failed to discharge his duties when he resigned as head of the Architectural Control Committee (ACC). She was unhappy with the handling of the "cleared vs. cleaned" lot issue. She stated that Mr. Oliver defamed Brett Burmann's character at the 12/8/2022, meeting by accusing him of spending too much time away from the office "joy riding" vs. attending to the ACC and Federal Emergency Management Agency (FEMA) paperwork. She stated that Mr. Oliver did not treat residents with courtesy and respect, as found in the Trustee Code of Ethics and cannot continue in the role as trustee.

She was also concerned that Karin Anderson's attempts to micromanage played a significant role in the resignation of Brett Burmann and the new secretary, Kate Geist.

She stated, "These two individuals have caused division in the workforce of the park, as well as our community."

She is concerned that she and Mike may be targeted or harassed for making these concerns public.

-John Sermersheim wants Brett Burmann to stay. He is concerned about losing millions of dollars in FEMA money, if the paperwork is not done in a timely manner. He asked about alternatives, if we don't get FEMA money, which may include low-interest loans, commercial loans, and/or increased maintenance fees. He wants to make sure the Board of Trustees prioritizes getting FEMA money.

-Nancy Weber stated that we are a sovereign community governed by a Board of unpaid volunteers, and she appreciates their effort. She felt we have huge challenges and that complaining about Brett Burmann, Jim Oliver, and Karin Anderson was not helpful. She wished that our community was not so hateful.

-Marilyn Kenaga would like Brett Burmann to stay and appreciated his visibility in the community. She was unhappy with Jim Oliver's behavior and felt he should step down.

-Kathy White suggested we offer Brett Burmann paid time off until 1/1/2023, if he would rescind his resignation.

-Dan Stewart felt Brett Burmann would be hard to replace and suggested a raise and/or bonus as an incentive to get him to stay.

-Cheryl Morris was happy with Brett Burmann's dedication. She pointed out that, according to House Bill 1855, Section 15, it is the job of the Board of Trustees to supervise the park and the District Manager. She stated the District Manager works with the Board of Trustees to keep residents and trustees informed. She believes that he has done a good job communicating with the residents, but has not communicated well with the Board of Trustees. She does not believe he has done what the FEMA lawyer requested. She has asked for many documents from the office, including the general ledger, and has received no response.

She stated that Brett Burmann does not run the park, but is a tool for the Board of Trustees to get the job done.

-Bill Mitchell stated he has served as both head of the ACC and as a trustee in the past. He stated that Jim Oliver doesn't always express himself well, but has a good heart. He agrees that Brett Burmann has not supported Jim Oliver in his role of head of the ACC and has not sent the stop orders and letters as requested. He believes Brett Burmann took things too personally and tried to do too much on his own, rather than relying more on the Board of Trustees and volunteers. He stated that no one has worked harder for the park, as both a resident and a trustee, than Karin Anderson. He encouraged anyone interested to apply to be appointed to the vacant trustee position.

-Kim Branch stated that trustees have thankless, difficult jobs. She encouraged collaborative, professional communication. She encouraged volunteers to step up and help the park.

-Lori Crosby felt the previous four managers were not managed well, and that there were priorities greater than paperwork.

-Elaine Kearns stated she is Candice Shearer's mom and happy to live in Holiday Park. She felt Brett Burmann did a good job. She is unhappy with the negative Facebook comments.

-Jackie Mitchell is brokenhearted by all the negativity. She stated that Jim Oliver is looking out for our investments by issuing permits, letters, and stop orders. She asked that we be patient with Candice Shearer in the office.

-David Kenaga stated we needed a kinder, more respectful attitude in the park.

-Bruce Corey has felt disrespected by Board of Trustees members and feels there is a lack of camaraderie among the Board of Trustees.

**THERE WAS A BREAK IN THE MEETING FROM 11:33A.M. UNTIL 11:45 A.M.**

-John Rabideau asked Deborah Perla to lead the ACC meeting today at 1:00 p.m.

**VI. New Business**

Resignation of District Manager Effective 12/28/2022

-Motion to accept the District Manager resignation effective 12/28/2022 by Bob Bachman. Second by Don LaMaster.

Discussion: The District Manager is required to give a 60-day notice, unless otherwise voted on by the Board of Trustees. Karin Anderson had concerns that not all the FEMA paperwork was up-to-date, including the request for proposal for individual damage, individual photos, and bids. She gave the example of sign damage. She said that Brett Burmann has not provided her with all the paperwork that has been requested by the FEMA attorney. She said she had no idea that there were over \$900,000 in expenses, as mentioned on a Facebook post by Brett Burmann. Bob Bachman read aloud a Facebook post by Brett Burmann addressing everything needed by insurance and FEMA. A copy of the post was handed out to the Board of Trustees, and all trustees agreed that they had not received these updates. Karin Anderson stated she talked to the FEMA attorney last night (12/15/2022), and he still needs more information. Sharon O'Reilly and Deborah Perla agreed the Board of Trustees still needs more paperwork from Brett Burmann.

A roll call vote was taken

Deborah Perla	No
Sharon O'Reilly	No
Bob Bachman	Yes
Don LaMaster	Yes
Karin Anderson	No
Jim Oliver	No
John Rabideau	No

Motion failed.

-A motion to grant Brett Burmann paid time off until 1/1/2023, if he will rescind his resignation and provide the FEMA lawyer updated paperwork before starting paid time off was proposed by Sharon O'Reilly. Second by Jim Oliver.

A roll call vote was taken.

Deborah Perla	Yes
Sharon O'Reilly	Yes
Bob Bachman	Yes
Don LaMaster	Yes
Karin Anderson	Yes
Jim Oliver	Yes
John Rabideau	Yes

Motion carried.

#### **VII. Resident Comments**

-John Sermersheim is in favor of giving Brett Burmann a break, but wants to be sure that outstanding FEMA paperwork is done first.

-Bill Mitchell stated documentation for FEMA is crucial, and it will be malfeasance on the part of the Board of Trustees if this is not done properly.

-Walt Kutney suggested hiring an assistant manager.

-George Clinch is tired of the negative Facebook comments. He stated that many volunteers are working hard, along with park employees, to clean up the park. He asked Jim Oliver to curb his anger.

-Deb Good wants a more positive Facebook chatter page and thinks that rude comments should be removed.

#### **VIII. Trustee Comments**

-Bob Bachman stated that we are not all on the same page and are not addressing the Sunshine Laws the same way. He is tired of all the bickering.

-Don LaMaster agrees with Bob Bachman.

-Karin Anderson stated that residents did not think the former District Manager prior to Brett Burmann was doing a good job and, after his resignation, she asked residents what they would like to see in a new District Manager. Many residents

thought it was a priority to have a District Manager with good communication skills. Both she and many residents thought Brett Burmann communicated very well with the residents. She also stated that the District Manager needed to work and communicate with the Board of Trustees as a team. She stated that the Board of Trustees offered to help Brett Burmann in what was often an overwhelming job, but that he declined Board of Trustees' assistance, preferring to act independently. She stated that the documentation needed by the FEMA attorney is incomplete. She stated that she has asked Brett Burmann for FEMA documentation three times and reminded residents that she was appointed to lead the FEMA recovery efforts. She explained that the bulk of our insurance coverage is assigned to the Phase 1 building, which sustained minimal damage. The park has \$3 million of damages that we are trying to recover from FEMA.

-Jim Oliver appreciated all of the resident comments and stated he was in Michigan when Brett Burmann was hired. He reminded residents that we are a Special District and not a Home Owners Association, and that we operate under Deed Restrictions and the ACC. The ACC has been overwhelmed with permit applications. He feels that he has not been supported by Brett Burmann with all the paperwork that he needed done in a timely manner. He feels Brett Burmann did a great job in the field, but that he prioritized time in the field over important paperwork, and he doesn't want the Board of Trustees to be charged with malfeasance. He stated he would like Brett Burmann to stay, and would resign as a trustee if it would change Brett Burmann's mind about resigning. He stated he has always tried to assist residents. He reminded residents that this park is run by a Board of Trustees.

-Sharon O'Reilly also reminded residents that this park operates under House Bill 1855 as a political subdivision and Special District of the State of Florida. The Board of Trustees consists of elected officials who must approve all major decisions. They are not a Home Owners Association. She was concerned at the time of her interview with Brett Burmann that he may have difficulty reporting to nine different trustees, as his resume suggested he was a take-charge type of person used to operating independently. This has served us well, especially in our recovery efforts from Hurricane Ian, for which she stated she is thankful. At the time of the interview, Brett Burmann assured her that working with a Board of Trustees would not be a problem. She stated that Brett Burmann has communicated consistently and excellently with the residents, but has been communicating inconsistently with the Board of Trustees. She cited two examples: (1) Brett Burmann promised to give the Board of Trustees all updates on ongoing projects before, or at least simultaneously to, posting on Facebook. He has not done this. (2) He also promised to share all communications with the park and FEMA attorneys, including the questions asked and responses received. This has not been done.

She wants Brett Burmann to remain on as District Manager and to work together with the Board of Trustees as a team.

-Karin Anderson motioned that we sign the contract with the City of North Port for debris removal. Second by Jim Oliver.

Discussion: Karin Anderson stated she was concerned about the proposed contract with the City of North Port for debris removal because FEMA was mentioned multiple times. She consulted with the FEMA attorney, who advised that we sign the contract, and there would be no conflict of interest.

Motion carried.

**IX. Adjournment**

Motion to adjourn by Bob Bachman. Second by Jim Oliver.


Motion carried.

**MEETING WAS ADJOURNED AT 12:33 P.M.**

Attachment

Donna Mills Resignation Letter

Respectfully submitted,

  
\_\_\_\_\_  
Sharon O'Reilly, Secretary ✓

Attested to,

  
\_\_\_\_\_  
John E. Rabideau, Chairperson

~~December 16, 2022 at 7:42 AM~~

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Donna Mill's Resignation Statement 12/16/2022

I wrote this out because I get emotional and might forget points I want to make.

First, I am appalled by the behavior of some board members. We had a great manager and lost him.

Make no mistake about this, he did not quit because of the job or the hours of work or the burden of Ian we placed on him. He quit because of certain board members. I don't need to mention names you know and so do we. This is not the first employee to quit for this reason. But it needs to be the last. If you don't have the integrity to step down for the good of this park then I would like to know the procedure for impeachment, recall, or whatever it is to get a trustee off the board. You want to see a petition for how the people of this Park feel that's fine too. I can do that. **BUT THIS NEEDS TO STOP. AND NEED TO STOP NOW.** I hereby resign.

~~Give John KEYS And TRUSTEE BADGE~~ *Book*