

Holiday Park Park & Recreation District  
Board of Trustees Workshop Meeting

January 28, 2025

**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
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
Trustee	Tim Seelow	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Present

**IV. District Manager Report**

Carmella Coons gave an update on Holiday Park maintenance projects, including pavers at tennis courts, road striping, security lights, shuffleboard wind screen, and rear gate repair. She asked residents to not use the rear gate exit to enter the Park and reminded residents of the camera surveillance.

**V. Chairperson Report - None**

**VI. Trustee Report**

- Tim Seelow: Nothing to report.
- Bob Bachman: Nothing to report.
- Jackie Mitchell: Nothing to report.
- Don LaMaster: Nothing to report.
- Cheryl Morris: Nothing to report.

- Sharon O'Reilly has been in contact with the North Port Police Department regarding the motor vehicle accidents at the intersection of Tuscola and Tamiami Trail. They referred her to the Florida Department of Transportation, and she is awaiting a return call.
- Rick Haggard reported a delay in the catch basin project. He reported that the sewers in Phase 1 are being lined and asked residents to keep their water usage to a minimum once the project starts.
- Deborah Perla reported that U.S. Lawns will mow one more time this month. The swales will be checked today.

## **VII. Resident Comments**

Ernie Mitchell, 6403 Hikina Drive, asked about the sewer pipelining project. Carmella Coons responded that the sewers are leaking, and the new lining is expected to last 50 years. Phase 2 sewer pipes will be done at a later date.

## **VIII. Old Business**

### **1. Review: Compound Rules and Regulations and Space Agreement**

Shawn Slattery presented this document. After discussion between the Board and residents, several changes were agreed upon. Shawn Slattery will make these changes and bring the revised document to the next regular meeting for final approval.

### **2. Review: Architectural Control Committee Rules and Regulations Changes**

Tim Seelow presented proposed changes to this document. Several additional changes were suggested during discussion between the Board and residents. Shawn Slattery will make the proposed changes and bring this document to the next regular meeting for final approval.

### **3. Discussion: Wounded Warrior Center – Pavilion Updates**

Shawn Slattery presented the history of this project and reviewed the Community Meeting Survey Results from 1/23/2025. After discussion among the Board and between the Board and residents, there was consensus not to accept matching funds from third-party sources. There was general agreement that a pavilion would be a nice amenity for our community. It was agreed that a lot of work needs to be done, including fundraising, timeline, location, and design. The Men's Club needs direction from the Board regarding this project.

**A BREAK WAS TAKEN FROM 10:28 A.M. – 10:37 A.M.**

**IX. New Business**

1. Review: General Rules and Regulations Changes

Shawn Slattery thanked Cheryl Morris for her work on this document and reviewed the proposed changes. This revised document will be brought to the next regular meeting for approval.

2. Review: Office Deed Restriction Fine Letters

Shawn Slattery asked Carmella Coons to present this letter. It was clarified that this was a form letter/template for all deed restriction violations. After discussion, there was agreement that the violation to Deed Restriction 3(P) needed to be specified in the letter. Carmella Coons will make the proposed changes and bring this letter to the next regular meeting for vote.

3. Review: Rubbermaid Activity Box Replacements

Shawn Slattery asked Tim Seelow to present this project. Tim Seelow spoke to the leaders of pickleball and horseshoes. He presented two bids for sheds, and he prefers Robin Builders. The total cost for two sheds would be \$6,780. The Holiday Park Park and Recreation Council agreed to pay for half of the cost, and Tim will ask the Men's Club to cover the remaining half. There was Board consensus to use Robin Builders. This will be moved to the regular meeting for vote.

4. Discussion: Fixing Entry Gate Call Button and Voice Response

The office staff is able to hear and respond to vendors, but not residents. Carmella Coons will research the cost of this repair and bring the information back to the Board.

5. Review: Project Status Update

The Board agreed that the short-term list is for projects to be worked on in the next 6 months-1 year; medium-term is 1-2 years; and long-term is greater than 2 years.

Carmella Coons is getting estimates for sports court resurfacing (item 1 on short-term list).

Rick Haggard gave an update on Item 2a on the short-term list: repair/replace sinking drains, and reminded the Board that the approved repair cost of \$118,340 only covers four of the 24 drains needed.

There was further discussion and status updates on the short- and medium-term project lists, including placement of the pavilion project on the medium- vs. long-term project list.

George Clinch, 5014 Palena Boulevard, requested additional electrical outlets for Christmas trees.

Shawn Slattery will update the list based on today's discussion between the Board and residents.

**X. Supplemental**

1. Copy Machines

Carmella Coons would like to purchase a new copier and presented three quotes. She would like to get a new vs. a refurbished machine and suggested using JM Todd, who had the best price. There was Board consensus to purchase a new copier from JM Todd at a cost of \$7,750. This item will be voted on at the next regular meeting.

2. Golf Cart for District Manager

The District Manager's golf cart needs to be replaced, and Carmella Coons suggested purchasing Ken Judd's from Lois Langtry for a cost of \$3,500. There was Board consensus to purchase this golf cart, and this item will be voted on at the next regular meeting.

**XI. Trustee Comments**

Bob Bachman reminded residents of the dance this Saturday featuring the Dukes of Brinkley. There are nine tickets left.

Shawn Slattery asked Board members to periodically review their job descriptions.


**XII. Resident Comments - None**

**XIII. Adjournment**

Motion to adjourn the meeting by Bob Bachman, Second by Don LaMaster.  
Motion carried.

**MEETING WAS ADJOURNED AT 11:18 A.M.**

Respectfully submitted,

  
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Sharon O'Reilly, Secretary

