

Holiday Park Park & Recreation District
Board of Trustees Workshop Meeting

October 24, 2023

I. **Call To Order** by Chairperson Cheryl Morris at 8:58 a.m.

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

III. **Roll Call**

Chairperson	Cheryl Morris	Present
1 st Vice Chair	Ken Judd	Present
2 nd Vice Chair	Deborah Perla	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Assistant Secretary	Shawn Slattery	Excused
Trustee	John Rabideau	Present
Trustee	Bob Bachman	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Present

IV. **District Manager Report**

1. Carmella Coons is seeking a company to fix the collapsed pipe on Palena (Paradis). This will be discussed further at today's meeting under Old Business A.
2. We are awaiting the tank for Phase 2 pool repair in order to continue.
3. The leak in the Phase 2 kitchen has been repaired by the maintenance staff.
4. A deposit will be made today for the front gate repair, which should take about 2 weeks. This will be discussed further today under New Business B.
5. The new maintenance shed has been ordered, to be delivered in November. Graber has been hired to demolish the old shed.
6. Pied Piper plumbing fixed the back-flow issue adjacent to the digital sign.
7. Donations from the Trees for Tuscola Fund have been used to plant trees along Tuscola Boulevard, and Don LaMaster is watering these daily. It was agreed to wait until the spring to plant more trees. Another \$1,000 was donated to this fund. If you would like to contribute, please contact Don LaMaster.

SCANNED

V. Treasurer Report

No report, as this is a workshop meeting.

VI. Chairperson Report

Cheryl Morris added recording of minutes to today's agenda under Supplemental. Today's meeting is being streamed on You Tube.

VII. Trustee Report

- Bob Bachman: No report
- John Rabideau: No report
- Don LaMaster: No report
- Sharon O'Reilly stated there is a delay in posting the 10/12/2023 meeting minutes. Sharon Coruzzi, who types the minutes is dealing with some medical issues. She thanked Sharon Coruzzi for her service. She stated that she will be discussing safety issues today under New Business C.
- Deborah Perla reported that U.S. Lawns started their winter mowing schedule. They will mow on Thursdays and Fridays every other week. They will also be starting work on the swales.
- Ken Judd is still looking for the owner of the abandoned boat with Virginia tags. He will contact the police if he is not contacted by the owner in the next 1-2 weeks.

VIII. Resident Comments

None

IX. Old Business

A. Review Short-Term Priority List and Discussion: Items 21 and 27

The 28-Item Short Term Project List has been color coded as follows:

- Blue indicates completed projects.
- Green is projects in progress.
- Black is for projects that need further discussion.

There was a lengthy discussion between Board members and residents regarding Item #12, Sink Hole Repair (Paradis). It was agreed that the pipe should be replaced with plastic and include the whole length of the pipe to the street. Carmella Coons is having difficulty finding someone to do this project. Bill Mitchell and Bob Bachman will help Carmella with this project.

Item #13, Phase 1 Pool Walkway Repair, will be done by Wessel at no cost.

It was agreed to move Item #19, Tuscola Tree Placement, to the Medium Term List.

Item #20, Tennis and Pickleball - Old Fence Post Removal and Repair, is in process by the maintenance staff. Carmella Coons will get a timeline from Steve Grossl.

Item #22, Common Property Cleanup of Trees, Stones, etc., has been completed per Carmella Coons.

Deborah Perla asked about Item #25, Fix Phase 2 Pool Bathroom, and emphasized that this must be done before Phase 2 pool can reopen. Carmella Coons will check with Steve Grossl to see if this can be done in-house and, if not, she will get bids. Carmella stated she would rent a portable toilet if necessary.

Item #28, Replace Electric Board – Library, is more complicated than anticipated due to inadequate panel size, possibly requiring the hiring of an engineer. This may result in a higher cost than the \$2,663.82 allocated. Carmella Coons will get more information and present it at the next meeting.

The price for Item #26, Replace Electrical Board – Ceramics Building, remains unchanged.

Discussion of Item #27 is the next item on the agenda today (10/24/2023).

There was discussion of Item #21, Empty Lot Cleanup and Charge to Owner. It was agreed that Carmella Coons would send a letter to homeowners whose lots need to be cleared of dead shrubs and trees, giving them a 30-day notice to do so. If the owner does not comply, Holiday Park will do the cleanup and charge the owner. This item will be moved to the next meeting for vote.

B. Big Fish Maintenance Agreement Change Discussion

Cheryl Morris received several ideas for changes from Trustees, and there was general agreement on those changes. This item is moved to the next regular meeting for vote and, if approved, will be sent to Big Fish.

C. Hall Electrical Requirement per Architectural Drawing

We will need to wait for the electrical panel upgrade to the Phase 2 Building before adding more outlets. Don LaMaster reported that we would not have been able to get a Certificate of Occupancy if dead outlets were installed. The Board will need to agree to spend the money in the future, if there is agreement that more outlets need to be installed.

D. Fine - Bodner & MH Liquidity

After discussion between the Board and residents, it was agreed to fine Bodner for three violations:

1. Cement being poured on left side of home without an Architectural Control Committee (ACC) permit.
2. Room built on left side of home without an ACC permit and possibly in violation of the City of North Port Building Code.
3. Dog fence not taken down.

After discussion, it was agreed to fine MH Liquidity for failure to demolish 17 homes damaged by Hurricane Ian. The fine is \$100/day per home. Further discussion included asking the City of North Port for help with permits, as well as contacting the City of North Port and/or Sarasota County for health code violations regarding these abandoned homes. This item will be moved to the next meeting for vote.

X. New Business

A. Surplus

We have surplus items, including ceramic equipment, two golf carts, four TVs, two ping pong tables, an old bingo machine/bingo boards, and a rolling table. It was agreed that the list is not complete. John Sermersheim, Men's Club President, may have items to add to this list. There was discussion regarding strategies to store and sell these items. It was agreed to wait until at least January 2024 to accept sealed bids from residents. Other strategies to sell these surplus items included Craigslist and Facebook Marketplace. It was agreed that the list needed to be expanded.

B. Gate Damage Discussion

Repairs to the front gate damaged by a resident will cost \$14,855.37. The driver's insurance will only cover \$10,000. Holiday Park must sign a waiver and not pursue further action to get the balance that is not covered. A second

option is to use Holiday Park's insurance company, and it is estimated that we would receive about \$12,000 after the deductible.

Cheryl Morris presented a third option which is to pursue court-ordered restitution for the full amount at the defendant's (resident's) arraignment on 11/13/2023 for leaving the scene of the crime.

There was general agreement among the Board and residents to pursue option three. Cheryl Morris will complete the necessary paperwork sent by the State Attorney General and represent Holiday Park at the court hearing on 11/13/2023. It was agreed to also ask for coverage of legal fees that Holiday Park may incur.

C. Holiday Park Safety

Sharon O'Reilly discussed the increased concern regarding Holiday Park safety since the recent homicide. She spoke with Officer Contorno in the North Port Policy Department and was reassured that the homicide was a "completely random" event. Officer Contorno advised that the best safety practices include cameras in Holiday Park, as well as for individual homes. He is willing to give a safety presentation, and Kathy Bachman, President of the Activities and Recreation Council (ARC) will contact him to arrange this.

Further discussion included the need for more cameras throughout Holiday Park, as well as signage advertising that (1) Holiday Park is under a 24-hour camera surveillance; and (2) 15 miles per hour speed limit. Carmella Coons will look into signage.

D. Discussion: Online Meeting Packet

There was a discussion among Board members and residents regarding packets for the meeting agendas, both online and hard copies. The Board members generally agreed that they would like printed packets. The discussion regarding what information to include online, along with the agenda, included avoiding legal issues. It was agreed that Carmella Coons and Cheryl Morris would work together to decide what information to include online. It was also agreed to have the Communications Committee work on projecting the agenda and relevant information on screen during the meetings. Karin and Roger Anderson are willing to assist as well.

E. 50th Anniversary Memorial Brick Placement

There was general agreement, after discussion, to place the special memorial brick donated by Frank Lampe either on the ground or wall of the Phase 2

Building. Bob Bachman will explore placement options, and the Board will discuss this further at the next workshop meeting.

XI. Supplemental Item

Recording Meetings

Today's meeting (10/24/2023) and the last meeting on October 12, were streamed on You Tube. The October 12 meeting is still available for viewing on You Tube, and Cheryl Morris is concerned about meeting legal requirements for retention documents. Discussion included storage of recordings and a system of access to these recordings by residents. There was general agreement that the Board had previously decided to stream and not record meetings. Bob Bachman suggested that the streamed meetings be deleted by the end of the business day, and there was general agreement to do this. This item will be moved to the next meeting for vote.

XII. Trustee Comments

- Ken Judd believed that the review and vote on previous meeting minutes at the 10/12/2023, meeting took too long and could have been corrected before the meeting. Sharon O'Reilly stated she was concerned about a Sunshine Law violation, as the Board must vote to approve the meeting minutes.
- Bob Bachman stated that new homes must obtain ACC permits and follow ACC rules, including proper placements. The ACC will be checking PINS (Property Index Numbers) when new homes arrive to verify correct home and concrete placement. There is currently one request for variance which will be discussed and voted on at the next meeting.

XIII. Resident Comments

- Barbara Ruggiero, 5000 Palena Boulevard, asked for clarification on Agenda Item New Business A. Items in the Ceramic Building will be moved to storage.
- Jim Oliver, 6566 Greenview Court, is concerned that owners are not following the ACC rules and deed restrictions for new home and concrete placement. He asked the ACC and Board to closely monitor the new home placements.
- Roseanne Richard, 5424 Holiday Park Boulevard, asked when the new electric box for the Ceramic Building will be installed. Carmella Coons replied that it should be done by the end of November. She is also concerned about a lighting problem in the building. Cheryl Morris asked Carmella Coons to have Steve Grossl remedy the problem.

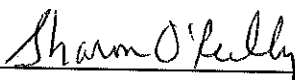
- Harry Mancha, 6460 Hauli Court, is concerned that Steve and the maintenance staff may be overwhelmed with all the projects, and stated we may need to hire outside help.
- Roy Auger, 6982 Apopo Court, thanked Bob Bachman and the ACC for monitoring new home placement. He hopes new home owners can avoid the problems he had when he brought in a new home. He is also concerned about transparency, and wants to see the meetings recorded and available for public viewing. He suggested storing these on the cloud, and Cheryl Morris responded that this is not legal per Holiday Park's attorney.
- George Clinch, 5014 Palena Boulevard, asked for the timeline of the Phase 2 Building closure for new electrical panel placement. Carmella Coons has been in contact with Steve at Wessel, and the panel is expected to be placed in December 2023. Wessel will work around scheduled activities.

XIV. Adjournment

Motion to adjourn the meeting by Bob Bachman, Second by John Rabideau.
Motion carried.

MEETING WAS ADJOURNED AT 10:58 A.M.

Respectfully submitted,



Sharon O'Reilly, Secretary