

Holiday Park, Park & Recreation District
Workshop Meeting Minutes
February 23, 2021

- I. Call to Order** by Chairman Dick Gortz @ 9:00 AM. Dick Gortz reviewed the rule of the meeting and asked attendees to remove masks when they speak. Mr. Gortz officially welcomed District Manager Bob Duncan. Mr. Gortz stated that a significant part of the next workshop will be dedicated to the 2022 budget . Bob Duncan reported that his first week was eventful and a learning experience. Bob spent time reading rules and regulations, dealing with a plumbing issue, lining up vendors for the roof and reviewing the budget.

- II. Roll Call**
Taken By: Barbara Vitolo

Present: Chairperson Dick Gortz, 1st Vice Karin Anderson, 2nd Vice Ken Judd, Treasurer Don LaMaster, Secretary Cheryl Morris, Trustee Betty Hart, Trustee Jim Oliver, Trustee Mike Nasalski, Trustee Bob Bachman and Sgt at Arms, George Clinch.

- III. New Business**

1. Revisions to General Rules & Regulations as Related to Fines

Karin Anderson brought forth a draft of changes for the Trustees to review. In Section E, Number 2, the cost of barcodes and proximity cards will be changed. Section F has changes included to deal with the compound when a resident's privileges are lost due to unpaid fines.

Dick Gortz stated that he believed that the compound issue should wait until the fine procedures are determined and voted upon.

Don LaMaster agreed that the compound issue should wait until procedures are determined.

Ken Judd asked if proximity cards are priced differently for renters.

Cheryl Morris stated that they should be the same price for renters as well as owners.

Karin Anderson stated that Section U is to clarify the definition of a derelict vehicle. This section was drafted by legal counsel.

The Rules and Regulations with only the changes in Section U is move to the next Trustee Meeting agenda.

2. Review of Architectural Control Committee (ACC) Rules and Regulations.

Dick Gortz thanked Hal Strang on his work for the ACC rules evaluation. Deb Perla, ACC Member, recommended that the ACC Rules should be organized by specific project. This reorganization of the rules would help relieve misunderstanding and confusion.

Hal Strang reviewed his recommendations and concerns with the current ACC Rules. Hal also stated that in the 17 years since he has been affiliated with the

ACC only twice have residents moved pins. Hal also wondered if any ACC member could process a stop work order.

Dick Gortz stated that the ACC should make the changes to the ACC Rules and present them to the Trustees at the next workshop.

Mike Nasalski agreed with Deb Perla, the rules should be better organized.

Don LaMaster also agreed with Deb Perla's suggestions.

Dick Gortz stated that the house numbers have been addressed this month.

Ken Judd stated that shed changes are not being monitored.

Dick Gortz believes that the fine system will help resolve some of these issues.

Bob Bachman agrees with Deb Perla's suggestion. There should be rules on surveys for shed placement and city permits for doors, windows, and screen rooms. Bob is also unsure the stop work form was approved by the Trustees.

Jim Oliver agrees with Deb Perla and is concerned that the ACC is not backed by the Trustees.

Joan Rivard thinks that the ACC should make the recommendations to the trustees concerning the ACC rules and regulations.

Dick Gortz stated that the ACC should do the rewrite of the rules, since they have the most experience & expertise to do so.

Mike Nasalski thanked Hal for the tremendous job he did and acknowledge that any rules cannot cover every possibility.

Dick Gortz stated this issue will turned back to the ACC and reminded them that discussion of rule changes must be done at a public meeting, in accordance with Sunshine Laws.

3. Conditions of Employment

Cheryl Morris stated that these changes are to clarify the current policy and would like to see it moved to the agenda of the next Trustee Meeting.

Dick Gortz would like to see the damage limit on page two increased to \$1500.00.

Bob Bachman wondered since the activities at the Park are shut down, could the afternoon maintenance worker start earlier in the day.

Cheryl Morris stated that in the Wages section the call back authorization would be the Park Manager, or the Board of Trustee charged with Maintenance.

Dick Gortz would like overtime paid after 40 hours worked in a week. Dick does not want "Senior" employee changed to "seniority".

Cheryl Morris stated that all suggested changes requested by Board members will be made.

The Conditions of Employment is moved to the next Trustee Meeting Agenda.

4. Holiday Park Procurement Policy

Cheryl Morris stated this is just a rough draft of a policy she would like to see implemented. This policy should be used to determine when and how many bids are needed.

Don LaMaster stated he would like the minimum number bids required changed to minimum number of bids if possible.

Dick Gortz questioned what problem we are trying to fix with this policy.

Currently all purchases over \$1500 goes to Trustees for approval.

Don LaMaster did not think the policy was needed.

Cheryl Morris stated that this policy formalizes the current procedure.

This is tabled until it is brought up again by a Trustee.

5. Variance Request, David & Janice Baker – 6834 Amoko Ct.

Bob Bachman explained the reason the ACC declined this application was because the project infringed on the set back rules. The project is a raised deck behind the home and the ACC requests a survey.

Mr. & Mrs. Baker stated that they understand the set back rules and will not infringe on the neighbors, but they ask for a variance to extend into set back on common ground. A 50-year-old tree has raised the stone on their patio, and they would like to have a raised (1 foot) deck built.

Dick Gortz stated that the diagrams are not to scale and there is not a new one with the changed plans presented by the Bakers.

Cheryl Morris stated a survey is needed.

Jim Oliver stated that this is one variance that should be approved as long as it does not extend beyond the carport.

Dick Gortz stated that a drawing to scale is needed. If we approve this, it needs to be approved by known facts, therefore, a survey is needed.

The variance was not granted pending the items mentioned above.

IV. Supplemental Items

Bob Bachman stated that the ACC needs at least one member.

Dick Gortz stated the next workshop will discuss the 2 fine procedures submitted.

V. Trustee Comments

Bob Duncan had no report

Betty Hart: will work with mowers to have the blowers blow grass away from home.

Ken Judd has found who owns the trailer in space 15. There is an issue with dogs not being on a leash.

Mike Nasalski thanked everyone on the board for their hard work. He is on 2 boards in Michigan and unfortunately cannot put in the time required to be on this board.

Dick Gortz thanked Mike for his service.

Cheryl Morris asked for an update on Hauli Ct.

Dick Gortz stated that the attorney is presenting to Court today for a Contempt of Court charge.

Ken Judd thanked Dick Gortz for his letter concerning the LLC and TriPar Estates. He would like to see this letter put on the web site and in the newsletter.

Jim Oliver agreed that this information needs to get out.

Karin Anderson stated that there are new postcards going out about buying homes in the park.

Bob Bachman stated that the Trustees owes the Community the respect to let them know what is going on. This may help dispel rumors.

Dick Gortz stated he will get the letter posted online and in the newsletter. Dick also reminded residents that early elections are March 1st – 6th at the Election Office, and March 9th at Holiday Park. On March 11th there will be an

Organizational Meeting, followed by the Oath of Office and concluding with the Trustee Meeting.

VI. Residents Comments

Resident Joe Gregory inquired about the use of pins if found. Survey's are expensive just to find the pins you already have located.

Bob Bachman responded that the property appraiser web site is not always accurate, and some pins are under the sidewalk.

Resident Joe Gregory also inquired about 6772 Moonlight. Work has been scheduled.

Lois Langtry inquired about the excessive number of raccoons in the park. They have been spotted in the pool area, the shuffleboard area and in a home.

Resident Merlin Hopkins asked if the rental policy could be reviewed.

Dick Gortz responded that the park did not want short term rentals.

Sue Phillips wanted an update on the Pool Procedures and wondered when they might change. She would like to be able to use tables and chairs around the pool.

Don LaMaster responded that the pool procedures has not been discussed.

Cheryl Morris stated that the park does not have the staff required to do the necessary cleaning and disinfecting of the chairs.

Dick Gortz stated that there is no timeline presently to change the rules.

VII. Adjournment

Meeting adjourned at 10:55 am.

Next Trustee Meeting March 11, 2021 at 7 pm.

Respectfully Submitted,



Barbara A Vitolo
Bookkeeper, Holiday Park

Approved by,



Cheryl Languirand Morris
Secretary, Board of Trustees