

Holiday Park Park and Recreation District  
Board of Trustees Regular Meeting

April 11, 2024

I. **Call To Order** by Chairperson Shawn Slattery at 7:08 p.m.

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

III. **Roll Call taken by Sharon O'Reilly, Secretary**

Chairperson	Shawn Slattery	Present
1 <sup>st</sup> Vice Chair	Ken Judd	Excused
2 <sup>nd</sup> Vice Chair	Bob Bachman	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Assistant Secretary	Jackie Mitchell	Present
Trustee	Rick Haggard	Present
Trustee	Cheryl Morris	Present
Trustee	Deborah Perla	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Excused*

\*Tim Seelow served as Sergeant at Arms.

IV. **Approve Minutes**

3/14/2024: Oath of Office Meeting

A motion was made by Bob Bachman, Second by Don LaMaster, to approve the minutes, as written. All in favor.

Motion carried.

3/14/2024: Annual Organizational Meeting

Sharon O'Reilly noted that Shawn Slattery, Chairperson, needed to be added to the final election of officers' results on Page 3.

A motion was made to approve the minutes with the above correction by Cheryl Morris, Second by Jackie Mitchell. All in favor.

Motion carried.

**SCANNED**

3/14/2024: Regular Meeting

Sharon O'Reilly noted that, on Page 5, the last line needed to be changed from nine to eight in support.

A motion to approve the minutes with the above correction was made by Bob Bachman, Second by Deborah Perla. All in favor.  
Motion carried.

3/18/2024: Special Meeting

Don LaMaster noted that he was not present at this meeting, and this needed to be changed to excused.

A motion to approve the minutes with the above correction was made by Cheryl Morris, Second by Don LaMaster. All in favor.  
Motion carried.

3/26/2024: Workshop Meeting

A motion to approve the minutes, as written, by Don LaMaster, Second by Bob Bachman. All in favor.  
Motion carried.

**V. District Manager Report**

1. Carmella Coons reported that the Holiday Park bookkeeper, Vicky Lawrence, will be working remotely for 3 months. Cheryl Morris thought that this was a new process requiring Board approval. Kim Jacobs, Communication Specialist, also requested remote access. After discussion, there was general consensus that the Board should vote on this new process.

A motion was made by Bob Bachman to implement the use of remote control software by Vicky Lawrence, Bookkeeper, and Kim Jacobs, Communication Specialist, for the months of May through September, 2024, by Rick Haggard. Seven in favor. One opposed.  
Motion carried.

The Board will reevaluate this process at the October 22, 2024, Workshop Meeting.

2. Carmella gave updates on maintenance staffing and projects. She has been unable to find a civil engineering firm interested in working in Holiday Park. She asked residents to hurricane proof their homes.

## **VI. Treasurer Report**

Don LaMaster gave the Treasurer Report for March 2024. The auditor will give a presentation at the Regular Meeting on 5/2/2024.

## **VII. Chairperson Report**

Shawn Slattery added two Supplemental Items to tonight's agenda. He reviewed the process and the implications of the Sunshine Law for residents and Board members.

## **VIII. Trustee Report**

- Cheryl Morris: Nothing to report.
- Rick Haggard gave an update on requests for proposals (RFPs) for sunshades. He added Nancy Seelow to the Communications Committee. It was noted that any Board-appointed committees must operate under the Sunshine Laws, and members must be approved by the Board of Trustees.

A motion to restructure the Communications Committee to include Rick Haggard and Nancy Seelow by Rick Haggard, Second by Bob Bachman. All in favor.

Motion carried.

Kim Jacobs, Kim Branch, and Sandy Hopkins will serve as consultants to this Committee.

- Deborah Perla gave an update on U.S. Lawns, including swales and concerns about tree stumps on common ground.
- Don LaMaster is working on organizing a Finance Committee
- Sharon O'Reilly reported that she will follow the recommendation of the Communications Committee and the Holiday Park attorney to keep the minutes to a summary format. If any Trustee wants his/her comments in a detailed format, Sharon will attach them to the minutes.

She reported that residents brought a safety concern regarding Phase 1 Hall emergency exits at evening events to her attention. She asked that this issue be added to the next workshop agenda.

She had concerns about New Business Item #1.

- Jackie Mitchell: Nothing to report.
- Bob Bachman asked that residents installing new homes leave their survey stakes in place until they receive a Certificate of Occupancy.

**IX. Resident Comments**

- Karin Anderson, 5072 Palena Boulevard, had several comments about New Business Item #1. She noted that changes to existing forms needed Board approval.
- Linda Bowman, 5126 Palena Boulevard, had concerns about swale cleaning and the proposed assessment increase.
- Tim Meyer, 5436 Joy Court, addressed multiple concerns regarding the proposed budget and the long-term projects and gave suggestions to the Board.
- Rick Houp, 6705 Hoemi Court, had multiple concerns regarding the proposed budget, rebuilding Holiday Park’s amenities and capital projects, and offered suggestions to the Board.

**X. Old Business**

1. Board Motion on Variance for 6586 Greenview Court

Sharon O’Reilly noted that, at the last regular meeting on 3/14/2024, under New Business Item #2, a vote was taken without a motion.

A motion to approve the variance for 6586 Greenview Court was made by Bob Bachman, Second by Deborah Perla. Seven in favor. One opposed.  
Motion carried.

2. Discussion: Staff Health Insurance Renewal in August 2024

Shawn Slattery asked Cheryl Morris to present this issue. There was a discussion between the Board and residents.

A motion was made by Cheryl Morris to extend Holiday Park’s two current insurance policies with Florida Blue and Humana for up to 3 months, effective with the current renewal date of 8/31/2024, and to then renew for 1 full year, Second by Bob Bachman. All in favor.  
Motion carried.

**A BREAK WAS TAKEN FROM 8:32 P.M. – 8:37 P.M.**

3. Adoption: 2024–2025 Board Meeting Schedule

The proposed schedule was presented by Shawn Slattery. A motion to accept the Trustee Meeting Schedule for 2024-2025 was made by Don LaMaster, Second by Bob Bachman. All in favor.  
Motion carried.

The July 2024 meeting will be cancelled.

4. Adoption: Architectural Control Committee (ACC) Rules and Regulations Changes (Setback Rules)

Shawn Slattery reviewed the proposed changes. A typographical error was noted under #13 (manufacture should be manufactured).

A motion to accept the changes to ACC Rules and Regulations #13 with correction of typographical error by Bob Bachman, Second by Don LaMaster. All in favor.  
Motion carried.

Cheryl Morris noted the need for a grandfather letter.

5. Adoption: 2024-2025 Budget

A motion to accept the 2024-2025 Budget, as presented by Don LaMaster, at the Public Hearing, by Bob Bachman, Second by Don LaMaster. All in favor.  
Motion carried.

It was noted that approval of this budget includes a raise of \$65/month in the assessment fees.

6. Review: 2024-2025 Budget and Assessment Resolution

This item is moved to the Workshop Meeting on 4/23/2024.

**XI. New Business**

1. Adoption: Fitness Center Rule Changes

After discussion, it was agreed to move this item to the 4/23/2024, Workshop Meeting.

2. Adoption: Pool Rule Changes

This item was moved to the 4/23/2024, Workshop Meeting.

3. Possible Fine: 6440 Fleetwood Court

Cheryl Morris noted that the procedure for violation notices was not followed for both of the proposed fines.

A motion to send 6440 Fleetwood Court to the Fine Committee for \$100/day, with a maximum fine of \$1,000, by Bob Bachman, Second by Don LaMaster. All opposed.

Motion failed.

4. Possible Fine: 6352 Charm Court

A motion to send 6352 Charm Court to the Fine Committee for \$100/day, with a maximum fine of \$1,000, by Sharon O'Reilly, Second by Rick Haggard. Seven opposed. One in favor.

Motion failed.

**XII. Supplemental Items**

1. Civil Engineering Needs for Holiday Park

Shawn Slattery asked Rick Haggard to present this issue. There are multiple infrastructure needs within Holiday Park.

A motion to spend up to \$3,000 for a civil engineering feasibility study by Mostyn Engineering Corporation, LLC, by Cheryl Morris, Second by Deborah Perla. All in favor.

Motion carried.

2. April Survey: Short-Term List

Kim Jacobs gave a brief presentation. This item was moved to the 4/23/2024, Workshop for further discussion.

**XIII. Trustee Comments**

- Cheryl Morris is concerned about the invasion of iguanas in Holiday Park and asked Carmella Coons to call the City of North Port.

- She is also concerned about the process of getting items for the agenda packets. Shawn Slattery stated he will work with Carmella Coons on this process.

**XIV. Resident Comments**

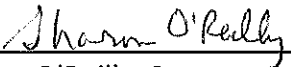
- Karin Anderson, 5072 Palena Boulevard, advised the Board to follow state rules regarding the pools.

**XV. Adjournment**

Motion to adjourn the meeting by Bob Bachman, Second by Jackie Mitchell.  
Motion carried.

**MEETING WAS ADJOURNED AT 9:45 P.M**

Respectfully submitted,

  
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Sharon O'Reilly, Secretary