

**HOLIDAY PARK PARK & RECREATION DISTRICT  
DEED RESTRICTION COMMITTEE MEETING  
Phase II Multi-Purpose Room  
April 6, 2026 @2:00 PM  
Minutes**

**Committee Members**

Chairperson, Joni Anderson	Jim Oliver
Karin Anderson	Steve Slocum
Cynthia Earles	Marianne Taylor
Cheryl Morris	Vicky Lawrence, District Manager

**I. Welcome and Invocation**

Chairperson, Joni Anderson welcomed the committee, residents in attendance and led the group in a prayer.

**II. Roll Call**

Secretary, Cyndi Earles took Roll Call at the request of Chairperson Anderson. In attendance were Joni Anderson, Karin Anderson, Cynthia Earles, Cheryl Morris, Jim Oliver, Steve Slocum, and Marianne Taylor. Vicky Lawrence, District Manager, was also present.

**III. Approval of Previous Minutes**

A motion was made by Chairperson for approval of previous minutes, first by Cheryl Morris and seconded by Jim Oliver. It was **moved, supported and passed** to approve the minutes of the Deed Restriction Committee Meeting held on March 18, 2026, with no changes, accepted as presented. The vote was unanimous.

**IV. Overview of the Purpose and Focus of the Meeting**

Chairperson Anderson reviewed the purpose and focus of the meeting once again, along with the process once the committee has prepared the recommendations.

**V. Resident Homeowner Input/Comments/Suggestions**

Chairperson Anderson called for any resident homeowner input, comments or suggestions.

Keith Keeler, 6950 Awawa, asked if comments could be made after committee discussions. As a new lot owner, preparing to place a home on the lot, Mr. Keeler inquired as to timing regarding the placement of a carport along with the requirement of placing only a ‘new’ home. As he looked at homes, many dealers have model homes for sale, indicating that those may be 3-4 years old, but never lived in.

Chairperson Anderson assured him that if the dealer stated the home as new, it would be considered a new home by Holiday Park standards. He had also heard that there was time limit from the time of lot purchase to when a home needed to be placed, the committee stated that is not a deed restriction.

The committee remarked that minutes for every committee and the Board of Trustees can be found on the Holiday Park website once they are received.

## VI. Committee Discussion (Committee Members)

### Old Business

**SECTION 3 (b) #2** – Provided, however, that no **new manufactured** home, structure, add-on or accessory shall be placed or erected on any lot ~~closer than six feet (6’)~~ from the property line on the sides, ten feet (10’) from the property line at the rear and ten feet (10’) from the line abutting the road **unless it complies with all current City of North Port permitting requirements.** All measurements shall be from the base of the unit. The front set back shall conform to the set back line established by adjoining units.

It was **moved, supported and passed** to move 3 (b) #2 to the working document and to accept the changes to 3 (b) #2 as shown in red.

### SECTION 3 (b) #3 OWNER SUBMISSION

No home shall be placed upon any lot unless there is also affixed thereto a carport **and/or garage** approved by the District’s Board of Trustees.

The committee **moved, supported and passed** to move this submission to the working document accepting changes and to hold it as a separate vote so as not to affect any of the other sections of Section 3 (b) already in working document.

## VII. New Business

### SECTION 3 (i) Pet Restriction Areas change(s)

It was **moved, supported and passed** (5 yes/1 no) to remove the reference to lot numbers from the Deed Restrictions for both Phase 1 and Phase 2. It was unanimously **moved, supported and passed** to move 3 (i) with these changes to the working document.

The committee did discuss removing all pet restrictions, pet licensing requirements, along with what type of pets are allowed according to existing community documents. The committee determined not to address these additional issues at this moment and noted that not all the issues fall under deed restrictions.

### SECTION 1

It was **moved, supported and passed** to move SECTION 1 to the working document with the addition as follows: HOLIDAY PARK is a manufactured home community. Each and every **new manufactured home** placed or installed upon any lot within HOLIDAY PARK shall:...

### SECTION 3 (j) Strengthening language surrounding new owners as care givers for family members under the age of 55 years old?

Committee unanimously voted **NOT** to move this to working document. It will remain in its original format. It was felt that current restrictions were already clear and concise and needed no change.

**Question:** Do we need language about the ACC being an extension of the Board of Trustees for approval of residential lot changes?

The committee discussed the current process and the committee unanimously voted **NOT** to move this to the working document. It will remain in its original format.

### **Property Owner Input Received by Committee Members**

Joni Anderson mentioned that a homeowner had put on her desk the recommendation that if a guest is 55 or older they can use the facilities for up to 60 days instead of the current 30 days. The committee agreed it would be a Rules and Regulations issue and not Deed Restriction issue. It was **moved, supported and passed** that it will not be moved to the working document. Ms. Anderson will forward the suggestion to the appropriate people.

**SECTION 3 (o)** Vicky Lawrence brought forward the request from a homeowner that would allow them to have (2) 250 lb. propane tanks (500 lbs. of propane) on their lot for use during an outage to operate a generator. Ms. Lawrence noted that they would have to go through a zoning compliance certification from the city of North Port meeting all the requirements. It must be installed by a licensed contractor. There is currently no direct reference in our Rules and Regulations or Deed Restriction document regarding propane tanks of this size.

The committee **moved, supported and passed**, unanimously, to table and move this issue to April 17, 2026, meeting agenda for further research and discussion. Vicky Lawrence will provide the committee with the documentation that she has, and the committee will bring back wording for the committee to discuss.

**SECTION 3(i)** Karin Anderson brought a homeowner suggestion forward regarding the elimination of pet sizes and weight restrictions from the Rules and Regulations. It was unanimously **moved, supported and passed** to move the recommendation to the working document.

**SECTION 3(f)** Cheryl Morris noted that regarding violations, we are not sending out certified letters, but instead, corresponding by email. Ms. Morris felt that all sections should be consistent with wording as far as the process of notifications. Ms. Lawrence will bring wording back to the committee for the meeting on April 17, 2026. The committee **moved, supported and passed**, unanimously, to move this onto the agenda of the April 17, 2026, meeting.

**SECTION 3(g)** Cheryl Morris asked that “including political signs” be added to the regulation. Karin Anderson noted that previously it was decided that political signs could only be displayed in homeowner windows. The committee discussed that the regulation already states “no signs” and “must be approved by the Board of Trustees”. An attendee mentioned flags can be political too. The committee felt this is a broad category when stating political. The committee **moved, supported and passed** to leave Section 3(g) as currently written. It will not be moved to the April 17, 2026, meeting. It is up to the Board of Trustees to enforce what is already in place if they choose to do so.

**SECTION 3(i)** Cheryl Morris mentioned that the statement “shall become a lien

on the lot” is not correct since we do not place liens on property. This same statement is mentioned in 3(g) and 4 (d), all reference liens on property. Vicky Lawrence remarked that we do not place liens on property, we do however, place an estoppel on the property so that if and when it is sold, the bill is sent to the Title Company, so fees are payable during the sale process. However, we do have the ability to place a lien on a property, but it is costly. Ms. Anderson asked that we note in our working document to get clarification on the wording of liens in the Deed Restrictions by the Board of Trustees and Legal.

Nancy Seelow commented that she does not believe that we should restrict the use of generators in the park, but that we should look at the size of the tanks. Karin Anderson mentioned that they had investigated a whole home generator, but the size of the tanks needed would be the two 250 lb tanks, one of which would need to be buried, which they decided they did not want to do.

#### **VIII. Next Steps**

Ms. Anderson informed the group that the next meeting is scheduled for Friday, April 17, 2026, at 2:00 PM.

#### **IX. Adjournment**

Joni Anderson, Chairperson, adjourned the meeting at 4:00 pm and thanked the committee and attendees for their attendance.

Respectfully submitted,  
Cynthia Earles, Secretary