

Holiday Park Park and Recreation District  
Board of Trustees Special Meeting

April 20, 2023

I. **Call To Order** by Chairperson Cheryl Morris at 8:59 a.m.

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

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

Chairperson	Cheryl Morris	Present
1 <sup>st</sup> Vice Chair	Ken Judd	Present
2 <sup>nd</sup> Vice Chair	Deborah Perla	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Trustee	Jim Oliver	Present
Trustee	Bob Bachman	Present
Trustee	John Rabideau	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Present

IV. **Resident Comments**

-Yvonne Warner, 5413 Holiday Park Boulevard, was unhappy that residents did not receive timely notification about today's (4/20/23) Special Meeting.

-Bill Mitchell, 6563 Hikina Boulevard, felt that fellow resident Rick Weber, 5743 Holiday Park Boulevard, was slandered on Facebook regarding his current construction project and did not want to lose him as a resident. Deborah Perla, Chairperson of the Architectural Control Committee (ACC) responded to Bill's concern and stated the resident was not at fault.

- Shawn Slattery, 6440 Center Lane, noted that today's (4/20/23) meeting was scheduled at the last meeting on 4/13/23, and asked that all future meetings be posted in a timely manner.

V. **Trustee Comments**

- Ken Judd: None
- Deborah Perla: None

- Sharon O'Reilly noted that the name on the emotional support animal application discussed at the 4/13/23 meeting did not match the name on the letter from the psychologist. She also thanked Cheryl Morris for the calendar of deadlines and noted a few corrections. Cheryl responded that she would make those corrections and redistribute the calendar. She asked that Resident and Trustee Comments be added to today's (4/20/23) agenda.
- Jim Oliver, past ACC Chair, reminded residents that the process for post-Hurricane Ian home repairs was initially fast tracked. He believes that most residents have current permits for home repairs.
- Bob Bachman: None
- John Rabideau: None
- Don LaMaster: None

#### **VI. District Manager Report**

Carmella Coons stated the office will be closed next week (4/24-4/28/23) for the move back to Phase 1 building. She sent out about 30 certified letters to owners of abandoned homes that are not marked. The homeowners have 10 days to respond.

#### **VII. Chairperson Comments**

- Cheryl Morris reported that she continues to work on FEMA and insurance. She read an email from the FEMA attorney, who stated he expects Holiday Park to get at least part of the \$700,000 submitted.
- Cheryl Morris also discussed the issue of the emotional support dog at 6335 Parkview Court, and was told that we can't legally evict the dog. We may have some legal recourse, if the dog is shown to be vicious, threatening, or running wild. Residents were advised to document, in writing, and, if possible, with photos of any of these concerns and give them to Carmella Coons. Also, any calls to the police regarding the dog should be reported to Carmella Coons. Some residents and trustees expressed fear of retaliation.
- Cheryl Morris is awaiting a response from the Holiday Park attorney as to how to proceed on the abandoned homes and hopes to get a response next week.
- Carmella Coons clarified that direct deposit and use of electronic payment are allowed by HB 1855.

## VIII. New Business

### A. Proposed Budget (Don LaMaster)

- Don LaMaster advised that the Holiday Park attorney is raising his fee by 5%, and this will need to be added to the budget. Don felt we need to increase the monthly assessment by \$5, which would add \$51,900 to reserves. After discussion between the Board and residents, there was general consensus by the Board of Trustees to raise the assessment by \$5/month. Don will present a revised budget for discussion at the next meeting on 4/25/23.
- It was noted that Holiday Park's workers' compensation policy was cancelled and will now be part of the Integrity Payroll Program.

### B. Use of Bond Monies: Phase 1 Project and New Draw

It was agreed that Holiday Park needs to wait until we receive the final bill from Wessel on the Phase 1 building project, and that Holiday Park needs this as soon as possible. Carmella Coons is meeting with Wessel on 4/25/23. Don LaMaster noted that Holiday Park will also need to pay for the final electrical work to be done in October.

### C. Needs and Wants

All agreed that priority use of bond money should be used toward the Phase 1 building and may include kitchen items, storage, cabinets, furniture, portable stage, bingo machines, stage lighting, and cameras. Cheryl Morris advised she will create a spreadsheet, and there will be further discussion at the 4/25/23 meeting. It was noted that the Men's Club storage space in the Phase 1 building was lost as a result of the renovation. (See further discussion, Item D.)

**A break was taken from 10:36 a.m. – 10:48 a.m.**

### D. Men's Club Shed Approval/ACC Application 5846

- Cheryl Morris asked Deborah Perla to explain the proposed placement of a new shared Men's Club and shuffleboard shed. Deborah explained the placement, and stated the ACC has approved. The application now needs Board of Trustee approval.
- A motion was made to approve the ACC-approved placement of the shed by Don LaMaster, Second by John Rabideau.

- Discussion: John Sermersheim, Men's Club President, stated the Men's Club was willing to pay for the shed, and that a check for \$800 was needed immediately to get the project started. Don LaMaster will ask Candice Shearer to write this check to Robin Builders. This item should also be submitted to insurance. Motion carried.

#### **E. By-Law Change: Emergency Procedures**

- Motion to approve "Emergency Procedure" by Bob Bachman, Second by Don LaMaster.
- Discussion: Bill Mitchell and Jim Oliver thought this change contradicted HB 1855. A special meeting will be held for residents prior to final approval of this by-law change. Motion carried.

#### **F. Plastic Sheds**

- There was general consensus among the Board of Trustees that the rules regarding plastic sheds should be consistent for both homeowners and Holiday Park.
- A motion was made by John Rabideau, Second by Bob Bachman, to remove any plastic sheds on Holiday Park common ground and replace these with ACC-approved storage units.
- Discussion included involving HPARC and the heads of the clubs in replacement decisions. Motion carried.

#### **G. Request for Proposal (RFP) for Committees**

A motion to approve "Request for Proposal (RFP) Process (when RFP Trustee Committee is Involved)" by Ken Judd, Second by Bob Bachman, with the addition of "by the RFP initiator" to point #8. Motion carried.

#### **H. RFP 007 Tree and Stump/Debris Removal**

- A motion to accept the A&M Tree Trimming, LLC bid of \$11,500, amended to include stump removal at \$8,500, for a total of \$20,000, by Jim Oliver, Second by Deborah Perla.

- Discussion: Tim Meyer stated that all three bidders for this project were asked to reference the 46 items on the RFP. This project doesn't include all of the tree and debris removal that is needed in Holiday Park, and Holiday Park will need additional bids in the future. Bob Bachman was concerned about a leaning tree behind 5042-5044 Palena Boulevard not being included on the list. Bill Mitchell wanted assurance that all these trees were on Holiday Park – not private property. Tim Meyer responded that he was confident this was the case, but this may not apply to metal in trees.  
Motion carried.

**I. Yardi for Office**

Removed from the agenda by Carmella Coons.

**J. Proposed Meeting Schedule**

The following emergency meeting dates were agreed upon and will be cancelled if they are not needed:

1. 5/18/2023
2. 6/1/2023
3. 7/27/2023
4. 8/8/2023
5. 9/7/2023

**IX. Supplemental**

**A. Phase 2 Pool:**

Deborah Perla asked for an update. Bill Mitchell indicated he has had no response from bidders on the four projects: pump pads, plumbing, heaters, and electric, so he is going to try to get individual bids. He is working on the RFPs.

**B. Signs**

Bill Mitchell stated that insurance will not cover signs. He is working on an RFP. He requested that the maintenance staff make a priority list of signs, to include street and stop signs. He indicated he has a company that may be interested. This item will be moved to the 4/25/23 meeting for further discussion.

**X. Trustee Comments**

- Jim Oliver thanked Deborah Perla for her work on Lawn Maintenance and Drainage. Jim has not yet spoken to the new company. He stated that

Brightview will not be paid until they complete swale cleanup. He advised residents to remove debris from their yards so mowing may occur, and will place reminders in the May Newsletter, on Facebook, and via text alert.

- Sharon O'Reilly asked that the ping pong tables be evaluated for replacement, along with all items removed from POD storage.
- Don LaMaster asked that any budget changes be given to Candice Shearer.
- Cheryl Morris reminded residents of the office closure next week and advised residents to contact Carmella Coons for urgent needs.

**XI. Resident Comments**

- Karin Anderson, 5072 Palena Boulevard, expressed concerns about the payroll company now providing our workers' compensation, as the Board of Trustees only approved the payroll company for short-term use. She also reminded the Board that any employee salary increases over 5% need full approval by the Board of Trustees.
- George Clinch, 5014 Palena Boulevard, stated that he was leaving the tent up in the Phase 2 parking lot and, if it is destroyed, then meetings will need to occur inside.
- Bill Mitchell, 6563 Hikina Drive, was concerned about the cancellation of Holiday Park's workers' compensation policy. Cheryl Morris was unsure of what happened, and Don LaMaster will check with the office staff for clarification.

**XII. Adjournment**

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

**MEETING WAS ADJOURNED AT 11:56 A.M.**

Respectfully submitted,

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Sharon O'Reilly, Secretary