

Holiday Park Park & Recreation District  
Board of Trustees Regular Meeting

January 9, 2025

I. **Call To Order** by Chairperson Shawn Slattery at 6:00 p.m.

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

III. **Roll Call**

Chairperson	Shawn Slattery	Present
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	Deborah Perla	Present
Trustee	Cheryl Morris	Present
Trustee	Tim Seelow	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Present

IV. **Approval of Previous Minutes**

A. **12/12/2024, Board of Trustees (BOT) Regular Board Meeting**

A motion to approve the 12/12/2024, Regular Board Meeting Minutes by Don LaMaster, second by Rick Haggard.

Discussion: On Page 5, under Item G, "Phase 2 Pool" will be corrected to "Phase 1 Pool;" and, on Page 3, "tennis" will be corrected to "horseshoe." A vote was taken to approve the minutes. All in favor.

Motion carried.

B. **12/19/2024, BOT Workshop Meeting**

A motion to approve the 12/19/2024, Board of Trustees Workshop Meeting Minutes by Tim Seelow, second by Jackie Mitchell.

Discussion: On Page 3, Tim Seelow's response to George Clinch will be amended to "40 feet for RV and boat trailers and 18 feet for utility and box trailers." A vote was taken to approve the minutes as amended. All in favor.

Motion carried.

**V. District Manager Report given by Carmella Coons**

Carmella Coons reported that the rear gate is in the process of being repaired. The resident's car insurance will cover \$13,050 in repairs.

Carmella gave an update on her home inspection of carports and hurricane damage. She asked the Board if they wanted to extend the 90-day grace period for Hurricane Milton home damage repairs, which expires today.

She gave an update on work being done by the maintenance staff.

She asked all residents to obtain guest badges for their guests.

She thanked residents who are in compliance with Holiday Park's Deed Restrictions.

**VI. Treasurer Report given by Don LaMaster**

See Attachment A.

**VII. Chairperson Report given by Shawn Slattery**

Shawn Slattery gave an update on the new trustees who will be sworn in at the 3/13/2025, Oath of Office Meeting. There will be no election. Each new trustee will be given 3 minutes to speak at the 2/13/2025, Regular Board Meeting. The Trustees-elect are:

Seat 2: Don LaMaster

Seat 4: Debbie Burns

Seat 6: Joni Anderson

Seat 8: George Clinch

Shawn reviewed the Pavilion Committee Meeting Minutes of 12/13/2024, and reported that there will be a meeting on 1/23/2025, at 6:00 p.m., in Phase 1 Hall, for all residents interested in the Pavilion Project.

He reported that the Fine Committee met on 1/3/2025, and approved the three fines voted on by the Board at the 12/12/2024, Regular Meeting.

Shawn discussed the status of the top three priority projects and added a supplemental item to tonight's agenda.

He thanked all the volunteers who helped George Clinch take down Christmas decorations.

## VIII. **Trustee Report**

Cheryl Morris gave an update on the compounds. There have been some issues with receipt of mail to non-compliant owners.

Rick Haggard reported that Summit Excavating & Land Services will begin drainage repairs on 1/20/2025, and he will discuss this further on Item 1, under Supplemental.

Deborah Perla reported that U.S. Lawns is working in Holiday Park this week and has had two accidents.

Don LaMaster: See Treasurer Report.

Tim Seelow stated he did not think an extension to the 90-day Hurricane Milton grace period was needed.

Bob Bachman: Nothing to report.

Jackie Mitchell: Nothing to report.

Sharon O'Reilly: Nothing to report.

## IX. **Resident Comments**

Karin Anderson, 5072 Palena Boulevard, is in favor of building a pavilion, but is concerned that using a foundation for funding might jeopardize Holiday Park's Special District status. She wants assurance from the Holiday Park attorney and the Board that our Special District status will not be affected.

Roger Olds, 6552 Kipa Court, was happy upon his return from up north to see how good Holiday Park looked, especially the sunshades. He suggested that the holes in the ground, left as a result of the debris pickup, be filled in for safety reasons.

## X. **Old Business**

### A. **Possible Motion: New Barcode Reader Quote – Action Security, Inc.**

A motion to accept the bid of \$8,075 by Action Security, Inc., was made by Tim Seelow, second by Don LaMaster.

Discussion: It is not clear if the existing wiring is defective, and this could incur additional charges if it is.

A vote was taken. All in favor.  
Motion carried.

**B. Possible Motion: Committee Member Application/Renewal/Resignation Form**

A motion to approve the "Holiday Park Park and Recreation Committee Application/Renewal/Resignation Form" was made by Sharon O'Reilly, second by Rick Haggard.

Discussion: The Chairperson of each committee is responsible for making sure their members complete the form annually. A vote was taken. All in favor.  
Motion carried.

**XI. New Business**

**A. Possible Motion: New Concrete – Men's Club**

Shawn Slattery reported that the Men's Club would like to add concrete next to the Men's Club shop.

A motion was made by Cheryl Morris, second by Don LaMaster, to approve the Men's Club expenditure of \$4,596 to DeClerq Construction, Inc., to add new concrete.

**B. Possible Motion: Architectural Control Committee (ACC) Permits Issued by the Holiday Park Office**

A motion to approve the list of ACC permits that could be issued by the Holiday Park office and/or the Holiday Park District Manager, was made by Rick Haggard, second by Don LaMaster.

This list was discussed among the Board, and there was agreement that the Board did not need to vote on this. It was agreed that the ACC Rules and Regulations Document needs updating. This item will be moved to the next workshop meeting. The motion was rescinded.

**C. Review: District Attorney Response to Holiday Park Entry/Access for Special Events/Activities**

Shawn Slattery reviewed Holiday Park attorney's response to his emails regarding opening Holiday Park to the public for special events/activities and how this may impact our 501 (c) 7 and Special District status. Board-approved activities that are free to the public are acceptable. Holiday Park Activities and

Recreation Council-sponsored activities that receive non-member (public) monies must follow funding limits supervised by their accountant.

**D. Review: Proposal – Fundraising Opportunity for Holiday Park Pavilion**

Shawn Slattery reviewed the Wounded Warrior Center (WWC) Foundation's proposal to help fund the Pavilion Project. There was a lengthy discussion among the Board and between residents and trustees. There was agreement that there are many unknowns about this project, including vetting of the WWC, cost of the project, and resident interest/expected donations. This item will be moved to the next workshop on 1/28/2025.

**E. Possible Motion: ACC New Permanent Member**

A motion was made by Tim Seelow, second by Bob Bachman, to accept Kevin Miller as a permanent member of the ACC.

Discussion: There was a discussion regarding the current makeup of the Committee, including full-time, part-time, and seasonal membership.

A vote was taken. All in favor.  
Motion carried.

**XII. Supplemental Items**

**Summit Excavating & Land Services**

Rick Haggard reported that the City of North Port will not mark all the utility lines and that Summit Excavating & Land Services is willing to do this at an additional cost of \$1960.

A motion was made by Rick Haggard, second by Don LaMaster, to pay Summit Excavating & Land Services an additional \$1960 to mark utility lines.

A vote was taken. All in favor.  
Motion carried.

**XIII. Trustee Comments**

- Tim Seelow thanked Carmella Coons and the ACC for developing the list he presented earlier in the meeting.
- Jackie Mitchell thanked Shawn Slattery for leading the meetings efficiently and for providing the trustees with the information they needed.

- She expressed concern about skirting on new homes being damaged easily by storms and asked if a change in the ACC rules could help this problem. There was discussion among the Board, and general agreement that, once a home is placed, it is the homeowner's responsibility to address issues with the manufacturer. Nancy Seelow, 6893 Amoko Court, has been waiting a year for her builder to address two items on the 90-day list. Roy Auger, 6952 Apopo Court, thinks the City of North Port should be involved. There may be further discussion of this concern at a future workshop meeting.
- Shawn Slattery listed items on the next workshop meeting agenda (1/28/2025, at 9:00 a.m.) and asked the Board if they had additional items for the meeting.
- Bob Bachman reminded residents of the dance on Saturday night.

**XIV. Resident Comments**

Mike Santini, 5312 Palena Boulevard, asked about the continuity of wiring between the front and back gates and volunteered his services to address this issue.

**XV. Adjournment**

Motion to adjourn the meeting was made by Rick Haggard, second by Bob Bachman. All in favor.  
Motion carried.

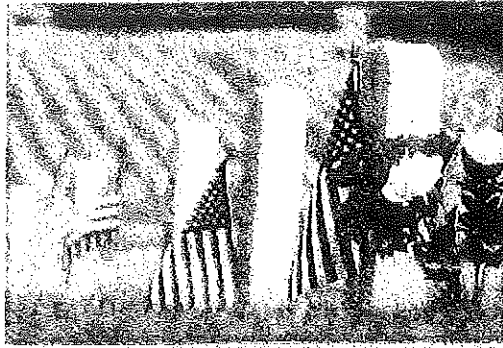
**MEETING WAS ADJOURNED AT 7:37 P.M.**

Respectfully submitted,

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Sharon O'Reilly, Secretary

Regular Meeting 1/9/2025  
Attachment A



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**DRAFT**

***Treasurer Report for December 2024***

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Assessments

Assessments Received: \$ 534,628.42

Pavillion Fund Balance: \$ 107,085.00

Trees for Tuscola Fund Balance \$ 6,079.90

Monthly Income and Expenses

December Income: \$ 529,807.03

December Expenses: \$ 76,280.03

Bank Balances as of December 31, 2024

Restricted Reserve Account: \$ 407,248.51

Projects Account: \$ 100,000.00

Certificate of Deposit \$ 360,573.07

Restricted Interest: \$ 21,734.88

Unrestricted Funds: \$ 949,214.18

Available Bank Balance as of 1/7/24(on Unrestricted Funds) \$896,511.40

