

Holiday Park Park & Recreation District  
Board of Trustees Workshop Meeting

December 19, 2023

**I. Call To Order** by Chairperson Cheryl Morris at 9:00 a.m.

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

**III. Roll Call**

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
Assistant Secretary	Shawn Slattery	Present
Trustee	John Rabideau	Present
Trustee	Bob Bachman	Present
District Manager	Carmella Coons	Excused
Sergeant at Arms	Robert Burleigh	Present

**IV. District Manager Report**  
None given.

**V. Treasurer Report**  
None given.

**VI. Chairperson Report**

Cheryl Morris reminded residents that the election for the Board of Trustees will be Tuesday, March 19, 2024. Open seats for this election are seats 1, 3, 7, and 9. Application packets are available in the office. Qualifying paperwork must be submitted to the Office of the Supervisor of Elections between noon Monday, 1/8/2024, and noon Friday, January 12, 2024. Qualifying paperwork may be submitted up to 14 days prior to the beginning of qualifying (Tuesday, December 26, 2023). A resident of Holiday Park must be a Florida resident to qualify for election. Additional qualifications are indicated in the qualifying packets.

Cheryl Morris asked Sharon O'Reilly to discuss the Form 1 (2023 Statement of Financial Interests). This form must be completed online by each Trustee annually by June 1. Sharon was informed by the Office of the Supervisor of Elections that this form must also be completed by candidates for office as part of the qualifying packet. Sharon was told there is a box to check for candidates and that this form

must be completed online, printed, and included with the other qualifying paperwork. She was advised that the form will be available online on the State of Florida Commission of Ethics website: [ethics.state.fl.us](http://ethics.state.fl.us). Sharon also reported that all paperwork requiring notarization can be done by the notary at the Supervisor of Elections Office. She encouraged Holiday Park residents to apply.

Cheryl Morris gave an update on the insurance claims for the front gate. We have filed with State Farm (Stacy Smith's insurance company) for \$10,000 and with our company, AGIS, for \$11,684.41.

We are awaiting the OK from Big Fish to sign the one-year maintenance agreement.

Cheryl Morris added one supplemental item to today's agenda: Architectural Control Committee (ACC) and Deed Restriction Changes for Setback Restrictions.

Cheryl Morris reminded Trustees that the annual mandatory Sunshine Law and Ethics training will be April 5, 2024, at 10:00 a.m. All residents are welcome to attend.

## **VII. Trustee Report**

- Ken Judd stated he is still awaiting compound signs.
- Shawn Slattery gave a copy of the updated Rules and Regulations to all Trustees and asked them to put them in Section 11 of their Trustee Handbook.
- Deborah Perla asked residents to report if they see a problem with swales and not to wait to call her at the last minute before a storm. Please call the office or Deborah, if you see a swale that needs attention.
- Sharon O'Reilly: See previous comments.
- Don LaMaster: As per Holiday Park General Rules and Regulations, all facilities, including the pool, close at noon on 12/24/2023, and reopen on 12/25/2023, at the regular time.
- John Rabideau: Nothing to report.
- Bob Bachman: Nothing to report.

## **VIII. Resident Comments**

None.

**IX. Old Business**

**A. Priority List Short--Term**

Cheryl Morris reported that all of the items on the short-term priority list have been fully funded at a cost of \$120,504.

She stated that GEM Plumbing will fix the sink issue in the Phase 1 Pool ladies restroom at no charge.

**B. Discussion: Non-Owner Occupants**

There was a discussion between Trustees and residents regarding the definition of non-owner occupant. Cheryl Morris presented a possible definition that would include legal spouse and direct relative, all of which must be age 55 or older, except for legal spouse, who must be a least age 45. Discussion included the point that family may be hard to define, and did this include significant others. It was noted that non-owner occupants currently have all the privileges of owners. There was discussion about whether to include this in Rules and Regulations, if voted on to accept. Another suggestion was to have applications for non-owner applicants notarized. There was general agreement that the Board could make exceptions. It was noted that there is a resident in Holiday Park who is a caretaker for her special needs child who is under age 45.

This item was tabled and will be further discussed at the next workshop on 1/23/2024.

**X. New Business**

**A. New Deed Restrictions**

**1. New Home Placement**

Shawn Slattery reviewed the proposed changes for Section 3 (s) regarding replacement of condemned homes. There was discussion about the proposed timeframe, and some Trustees thought it should be shorter. There was general agreement that the Board wants to have homes on all lots. There was a discussion between Trustees and residents as to the definition of the word, "clear." Does this mean completely cleared? There was general agreement that, after demolition, the lots should be cleared of everything, except for well-maintained trees and shrubs, property markers, sewer lines, and Florida Power and Light (FPL) pedestals. It was agreed that all empty lots should be well maintained, and Carmella Coons agreed to pursue this at the

last meeting and start the fining process for violators.

Shawn Slattery will work on this, and this will be further discussed at the next workshop on 1/23/2024.

**B. Carport Addition Timing**

Shawn Slattery presented the proposed changes to Deed Restriction 3 (b), including a 90-day timeframe for erecting a carport after new home placement. Some Trustees felt that this timeframe needed to be longer – up to 180 days. There was discussion regarding the setback requirements, and it was noted these are not consistent with the City of North Port’s minimum setback requirements. There was general agreement that Holiday Park should have the same requirements as the City of North Port. It was also noted that, if these changes to the carport and setback rules are made, then the ACC rules would need to be revised. Shawn Slattery will work on revisions and present at the next workshop on 1/23/2024, for further discussion.

**A BREAK WAS TAKEN FROM 9:50 A.M. – 9:55 A.M.**

**C. Fence Revision Change**

Shawn Slattery presented a change to Rule 3c, and the Board agreed on this change and to retain the second sentence, “No hedge or landscaping.....”

**D. 45 and Over Change**

Shawn Slattery presented a change to Rule 3j, to include legal spouse at least age 45. There was discussion about whether the non-owner occupant should be under Deed Restriction vs. Rules and Regulations because part of the concern was age. It was noted that there was a state law defining significant others. Concern was expressed about what recourse Holiday Park could take for violators. Cheryl Morris will discuss the definition of legal spouse with the Holiday Park lawyer, Andy Cohen. This item will be moved to the next workshop on 1/23/2024, for further discussion.

**E. Discussion: Email Policy**

This was developed by Cheryl Morris and presented by Shawn Slattery. Our lawyer reviewed and approved this proposed policy. The purpose of the policy is to clarify that Holiday Park e-communications only be used for official Holiday

Park business. This policy doesn't prohibit use of personal email addresses by staff and Trustees.

Cheryl Morris asked the Board to review this policy, and there will be further discussion at the next workshop on 1/23/2024.

**F. Shuffleboard Cover**

Ken Judd stated that he was asked by residents to bring this item to the Board, that is, to erect temporary sun shelters for both the shuffleboard and bocci courts. Ed Reynolds, 6672 Acacia Court, presented a model of the proposed shuffleboard covers at a cost of \$1,000 to \$1,300, to be erected and taken down, as needed, by volunteers. This would include two covers over three of the eight courts, one cover on each end.

Slotteo Ruggiero, 5000 Palena Blvd, reported that bocci needed a sun cover, hopefully, prior to the start of the bocci league the second week of January 2024. He has a contractor bid for \$21,000. There was discussion of who would pay for these covers: Men's Club, the individual clubs, and/or Holiday Park. There was consensus among the Board to get detailed information in writing from both shuffleboard and bocci regarding the proposed sun covers, including specifications and costs. It was agreed to move this to the next regular meeting on 1/11/2024, for further discussion and possible vote. In the interim, Don LaMaster will look into what money Holiday Park may have available.

John Sermersheim, 6882 Hikina Dr., Men's Club President, gave the Board an update on what items they are planning to spend money on. These included the veteran wall, kayak racks, and Decoration Committee items.

It was agreed to move funding of the material for the kayak racks to the next regular meeting for vote.

**XI. Supplemental Item**

**A. ACC AND DEED RESTRICTION CHANGES FOR SETBACK RESTRICTIONS**

This was discussed earlier in the meeting under Carport Addition Timing.

**XII. Trustee Comments**

- Deborah Perla thanked the residents who stepped up with the sun cover plans.
- Bob Bachman reported that two new homes were coming this week, and five next week.

- Sharon O'Reilly reported that, once a candidate has submitted an application for the Board of Trustees position, he/she must follow the Sunshine Laws. This was confirmed by Cheryl Morris and Karin Anderson.
- Shawn Slattery thanked the many volunteers in Holiday Park and wished everyone a "Merry Christmas and Happy New Year."

### **XIII. Resident Comments**

- Karin Anderson, 5072 Palena Blvd., did some research on using Zoom to stream Board meetings. She presented her research and stated that, with Zoom, no record needed to be kept of meetings. Cheryl Morris asked John Rabideau, Trustee Communications, to do further research and present this at the 1/11/2024, regular meeting for discussion and possible vote.
- Kathy Bachman, 6345 Fantasy Ct., President of the Activities and Recreation Council (ARC) , stated that the ARC portion of the storage shed has been cleaned out, and items will be donated to the Men's Club Boutique, if salvageable, and otherwise discarded. She stated that the Christmas decorations need updating, and it needs to be clarified who is responsible for decorating specific areas. She would like to see new outlets, whether solar or electrical, placed close to the palm trees to avoid accidental damage. She reported that there would be an open house on 1/13/2024, from 1:00 p.m. – 3:00 p.m. to celebrate the reopening of the Phase 1 Building. This event will include refreshments and speakers. There will be a Grand Opening Dance at 7:00 p.m. Karin Anderson reminded Kathy that there are three boxes of ARC items in the air conditioned storage area, and these include photos of the history of Holiday Park.
- Wayne King, 6742 Moonlight Ct., asked about the approved size of new manufactured homes, and Bob Bachman responded that the ACC must approve all new home placements, and that there is a new home packet available from the ACC. Homes cannot cover more than 50% of the land. The City of North Port allows manufactured homes to be up to 20 feet tall. New state codes mandate that new homes be placed higher than previously required.

### **XIV. Adjournment**

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

**MEETING WAS ADJOURNED AT 11:07 A.M.**

Respectfully submitted,

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Sharon O'Reilly, Secretary