

- I. **Call To Order** by Chairperson John Rabideau at 9:00 a.m.
- II. **Pledge of Allegiance** and **Invocation** by Sharon O'Reilly, Secretary.
- III. **Roll Call**

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

John Rabideau welcomed our new District Manager, Carmella Coons.

- IV. **Resident Comments**  
None

-John Rabideau asked Lois Langtry, 6448 Keena Court, to speak. Lois stated she wants to create a fund to replace trees on Tuscola Boulevard. She and Ray Dorin, 6445 Keena Court, are each contributing \$500 to the fund, and two checks were presented to John Rabideau. All residents are encouraged to contribute, and checks may be made out to Holiday Park, with "trees for Tuscola" in the memo section. Jim Oliver and Julie Ross-Baitty also wished to contribute \$500 each. Don LaMaster stated he will create a separate fund to receive these donations.

- V. **Trustee Comments**

Don LaMaster stated that the monthly Treasurer Report will be presented at the next regular meeting. He also stated that he and Candice Shearer are busy working on the audit.

## VI. New Business

### A. D & D Garage Doors – Gate Card Reader Replacement

- The Board of Trustees had initially approved D & D Garage Doors to replace front and back gate readers for \$8,102.10, but this does not include replacement barcodes or proximity cards.
- There was discussion between residents and the Board of Trustees regarding options for replacement of existing front and back gate card readers. Ernie Mitchell, 6403 Hikina Drive, reported that we have about \$15,000 in the budget for this and reminded the Board of Trustees that this item was #3 on our priority list. Proximity cards can be used for both gates. It was agreed that we need more information on options and should move this item to the next workshop.

### B. Phase 2 Pool Bid Status/Bill Mitchell, 6563 Hikina Drive, Presentation

- See Attached "MEMO."
- It was agreed that the Phase 2 pool repair is the #1 priority on Holiday Park's list. There was discussion between residents and the Board of Trustees regarding repair versus a permanent fix for some of the damages, such as the pump concrete slab. The patio expansion will start next week, followed by the new fence. Don LaMaster made a motion for temporary repairs, if we are unable to get bids, Second by Ken Judd.
- It was also agreed that we need clarification of what temporary versus permanent repairs are needed. Don LaMaster and Ken Judd rescinded their motion, and this item will be moved to the next workshop. Bill Mitchell will continue to send out bids, as we need this information for the Federal Emergency Management Agency (FEMA) and insurance.

### C. Miscellaneous FEMA Claims (Ernie Mitchell)/ Miscellaneous Insurance Claims (Gary Chapman/Cheryl Morris)

Ernie Mitchell is working with the FEMA attorney. He stated that we need to get estimates as soon as possible and may need to consider having a public adjuster due to a lack of bids.

### D. Integrity Employee Leasing (Payroll Company)

- There was discussion among the Board of Trustees, and between the residents and the Board of Trustees. Don LaMaster stated we need a payroll company, at least temporarily, until the office can get caught up on their work. Candice Shearer is working overtime on the audit. Karin Anderson, 5072 Palena Boulevard, suggested hiring a part-time office staff person, but there was concern about a lack of office space. A motion to

use Integrity Employee Leasing for payroll – only on a temporary basis – was made by Jim Oliver, Second by Don LaMaster.

- Discussion: There was general agreement to move to direct deposit for payroll verses physical checks. Don LaMaster and Carmella Coons will discuss this with employees. Motion carried.

**E. Décor Chips – Phase 1 Laundry Entry/Pool/Hall Request for Proposal (RFP)**

- A motion to approve the RFP for exterior flooring in the corridor leading to the pool and outside the conference room, as well as Community Hall to pool, with Wessell's choice of color and at a cost of \$19,470, was made by Jim Oliver, Second by Don LaMaster.
- Discussion: This floor is non-skid and Americans with Disabilities Act (ADA) compliant and has to be done.

**F. Variance from the Architectural Control Committee (ACC)**

A motion to approve the Request for Variance from Yvonne Warner, 5413 Holiday Park Boulevard, for retractable roller shades attached underneath the new carport frame was made by Bob Bachman, Second by Jim Oliver.  
Motion carried.

**JOHN RABIDEAU CALLED FOR A BREAK AT 10:18 A.M.  
MEETING RESUMED AT 10:28 A.M.**

**G. Lawns**

- Deborah Perla presented four lawn care bids, and these were discussed among the Board of Trustees. Deborah is in favor of the Duval Landscape Maintenance Company bid, and asked Carmella Coons to give her impression. Carmella stated that she and Steve Gross met with a company representative and were clear on their expectations.
- A motion was made to accept the Duval Landscape Maintenance Company bid, to include swale cleaning, at a cost of \$13,814/month by Ken Judd, Second by Bob Bachman.  
Motion carried.

**VII. SUPPLEMENTAL ITEMS**

**A. ACC Applications for Pickleball**

There was a brief discussion, and it was agreed that more information was needed, including costs of concrete and shelter, and exact dimensions. This is not a priority project, and it was agreed to table this discussion and move it to a workshop in the future.

**B. Temporary Storage on Individual Properties**

- The motion to allow recreational vehicles (RVs), travel trailers, and pods on individual property has expired. An extension of this motion was discussed.
- A motion to allow RVs, travel trailers, and pods on individual property for the same time frame as allowed for FEMA trailers by Jim Oliver, Second by Ken Judd.
- Discussion: This motion doesn't include plastic sheds. If a resident is leaving for the summer, the RV or travel trailer should be parked in the compound, if there is space available, and not left on the property.
- Paperwork should be filed in the office for use of RVs, travel trailers, and pods.  
Motion carried.

**VIII. CARMELLA COONS: NEW DISTRICT MANAGER**

John Rabideau asked Carmella Coons to introduce herself to the residents. Carmella stated she is looking forward to meeting and working with residents and the Board of Trustees as a team.

**IX. RESIDENT COMMENTS**

- Bill Mitchell asked about the Holiday Park golf carts, storage and maintenance schedule. John Rabideau responded that we currently have three golf carts that are inoperable.
- Karin Anderson thanked residents for all their support during her recent illness. She reminded residents to vote in the upcoming Board of Trustee election. She suggested we discuss home replacement on vacant lots at an upcoming workshop.
- George Clinch, 5014 Palena Boulevard, asked about the status of plastic sheds. John Rabideau stated that the removal date is 5/31/23, and that a letter will be sent to all residents. George expressed concern about the use of Rubbermaid sheds on common ground, but not allowed on individual property.
- Wayne King, 6742 Moonlight Court, asked for an update on the limited liability company (LLC) homes that need demolishing. Deborah Perla is in contact with the company, and has 20 demolition permits, but no timeline. They are using their own demolition company. Jim Oliver reported that the LLC is currently working on cleanup of their properties prior to demolition.

**X. TRUSTEE COMMENTS**

- Jim Oliver is concerned about flying debris and rat problems from abandoned homes.

- Don LaMaster: None
- Sharon O'Reilly is also concerned about abandoned homes and asked Carmella Coons to speak with the Holiday Park attorney about our options.
- Bob Bachman is concerned with the stench from abandoned homes. He reminded residents of the Men's Club Meeting today (3/9/23) at 2:00 p.m.
- Deborah Perla thanked everyone for their cards, words of comfort, flowers, and food.
- Ken Judd agreed that we need to deal with the abandoned homes and to get the Holiday Park attorney involved.

**XI. Adjournment**

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

**MEETING WAS ADJOURNED AT 11:17 A.M.**

Attachment: "MEMO"

Respectfully submitted,

Attested to,

\_\_\_\_\_  
Sharon O'Reilly, Secretary

\_\_\_\_\_  
John E. Rabideau, Chairperson

# MEMO

**TO: Carmella Coons District Manager & Trustees - Holiday Park Park and Recreation District**

**FROM: William Mitchell Chair of \$35,000 and up Committee**

**Subject: Trustee Meeting 3/9/2023**

- No bids were received from 8 contractors that were sent invitations. Two contacted me and stated that they were overwhelmed with work for existing customers, 8 months to a year out and could not bid. Others no contact.  
QUESTION: How do we proceed at this point?
  1. Option 1 Rebid new group of contractors. I requested 8 companies on the first round.
  2. Obtain information from Thermal Heater Installer, Alex's Pool Co. As to whether we can hook up to the system as is. The system is working now with some minor problems and of course the fence will have to be installed. I believe this is possible.
  3. Possibly pump concrete under existing slab to stabilize it and stop the undermining that will get worse with the wet season coming on.
  4. Steve (maintenance manager) indicated he is having a filter problem that may have to be addressed.
  5. Thermal Heaters will have to be treated for Mustard algae before connected to pool system.