

**HOLIDAY PARK, PARK & RECREATION DISTRICT**  
**Board of Trustees Regular Meeting Minutes**

Main Recreation Hall  
January 14, 2021 at 7:00 PM

 **DRAFT**

**I. Call to Order**

The meeting was called to order by Chairperson Richard Gortz at 7:00 PM. As this was the last meeting for District Manager, Tess Schofield, he thanked her for her service to the park and wished her well.

**II. Pledge of Allegiance**

**III. Roll Call**

Taken by: Barbara Vitolo

Present: Chairperson Richard Gortz, 1<sup>st</sup> Vice Karin Anderson, 2<sup>nd</sup> Vice Ken Judd, Treasurer Don LaMaster, Secretary Cheryl Morris, Trustees Betty Hart, Mike Nasalski and Jim Oliver, District Manager Tess Schofield and Sergeant at Arms George Clinch.

Absent: Excused Bob Bachman.

**IV. Approval of previous meeting minutes:**

**Motion to approve the minutes from the previous meeting of November 12, 2020, by Cheryl Morris, 2<sup>nd</sup> by Don LaMaster. Motion passed.**

**V. Treasurer's Report:**

See Attached Report.

**VI. Chairperson's Report:**

The Sergeant at Arms requests that all attendees please wear name badges to the meetings.

There is a negotiated contract agreement between the Park and Robert Duncan.

The Park has received from the attorney a written resolution for fines and it will be discussed at the next workshop on January 26, 2021

The Chairperson's email has been hacked, so do not reply to requests for money or gift cards supposedly sent by me.

The February 11<sup>th</sup> meeting will include time for each candidate to take 3 minutes to introduce themselves.

March 1<sup>st</sup> will begin early voting and election day is on March 9<sup>th</sup>, here in the Park.

On March 11<sup>th</sup>, three meetings will occur, the Oath of Office, re-organization and a regular meeting.

**VII. Trustee Committee Report:**

Mike Nasalski: No Report

Jim Oliver: No Report

Don LaMaster: No Report

Karin Anderson: Just a reminder if you wish to see changes to the deed restrictions, now is the time to submit your suggestions. They must be received by the end of March and the Trustees will review them in April.

Betty Hart: Please make sure that you are aware of the ACC rules and Deed restrictions.

Cheryl Morris: No Report

Ken Judd: Currently there is a trailer in space 15 that is not registered in the office. This trailer has a MI plate and we do not know who it belongs to.

#### VIII. Resident Comments:

Hal Strang: I serve on the ACC and I find that communication is lacking. Bob Bachman was not aware of a Stop Work Order and the committee thought the Park Manager was handling this issue. The committee approved the shed form but was not informed of its implementation. The committee is concerned that there is no follow up to ensure that the project they approved is done properly.

Dick Gortz responded that the ACC chairperson should be informing all committee members of any changes.

Richard Fiore questioned why the plot plan from the county website was not considered a survey for the purposes of the ACC.

Jim Oliver responded that the survey is more detailed and includes the exact location of pins and the current coach placed on property.

#### IX. Old Business:

None

#### X. New Business:

##### 1. Lake Management.

District Manager Tess Schofield explained that the previous company retired, and it is required by law that a certified company maintain the ponds on the property. Ms. Schofield contacted 3 companies and only 2 submitted bids. The bids were from The Lake Doctors for \$1200 annually and Solitude for \$1512 annually.

**Motion to hire The Lake Doctors for \$1200.00 annually by Kenn Judd, 2<sup>nd</sup> by Mike Nasalski. Motion passed.**

##### 2. Ratify Culvert Repair Contract

Don LaMaster stated that he worked with the office to find someone willing to do the culvert repair. The only company willing to do the work was Gerzeny Landscape Services in the amount of \$5626.00.

Cheryl Morris stated that it is a lot of money for one culvert repair and there are quite a few in the park that are failing. Ms. Morris would like to see a plan for further repairs that will be needed.

Don LaMaster stated that he is working on getting funding for future repairs to the park and the buildings.

**Motion by Karin Anderson to authorize payment to Gerzeny Landscape Services, 2<sup>nd</sup> by Mike Nasalski. Motion passed.**

##### 3. Proximity Card Cost

Tess Schofield stated that since the park is no longer giving refunds on proximity cards, the cost for a card should be \$5.00.

**Motion to approve the reduced cost for proximity cards by Karin Anderson, 2<sup>nd</sup> by Mike Nasalski. Motion passed.**

4. Approve District Manager Contract.

Dick Gortz summarized the hiring procedure for the residents and stated that Robert Duncan and the park came to an agreement based on the 3-year contract presented tonight. Mr. Duncan is the current manager of Port Charlotte Village and he is familiar with mobile home parks.

Karin Anderson questioned if severance pay was a normal with this type of contract. Chery Morris questioned section 6 of the contract about the Conditions of Employment. Ms. Morris would like the trustees to consider changes to the conditions of employment. She would like to have that put on the agenda of the next workshop.

**Motion to approve the District Manager Contract was made by Ken Judd, 2<sup>nd</sup> by Don LaMaster. Motion passed.**

**XI. Supplemental Items:**

Mike Nasalski stated that at present there are 104 members of the Tennis Club at Holiday Park. Currently there are 3 teams that play outside of the park at other communities. Could Holiday Park allow 6 players from outside the park to come in and participate in team play? There would be no guests or spectators allowed.

Cheryl Morris stated that if we allow one sport to have outside team play, we will have to allow all. Ms. Morris stated she would not be comfortable with this until the COVID rate of infection decreases.

Karin Anderson stated that she agrees with Cheryl Morris on this. It is a terrible time to open the park, as infections are rising. Ms. Anderson is looking forward to normalcy once more people are immunized.

Roland Ficken stated that good mental health begins with exercise. He hopes we are not going to be locked down for another year.

Mike Nasalski stated that he knows 3 nurses in the park that would be willing to help with vaccinations.

Karin Anderson stated that she and Dick Gortz are working on getting the shots to people in the park, but it is a work in process and there is no news yet. The Department of Health, CVS or Walgreens would have to administer and distribute the shots.

**XII. Trustee Comments:**

Ken Judd stated that the lawn company hit the downspout on his property and did not inform him. This Lawn Company needs to go.

Cheryl Morris stated that the fountain is very noisy.

Tess Schofield replied that Maintenance would be making repairs to the fountain the next day.

**XIII. Resident Comments:**

Tonya Brown questioned why the ACC needs a survey when the City of North Port does not require one.

Marianne Underdown stated that any veteran can call the VA Health Center in Cape Coral for an appointment to get the COVID vaccine. The number is 239-652-1800.

Dick Gortz stated that you can go to any county for the vaccine in the state of Florida and you do not need to be a full time resident.

Hal Strang recommends that residents attend the ACC meeting to make the application process easier.

Bob Moore thanked his committee for all their hard work taking down the Christmas decorations.

George Clinch asked what the status of AARP Taxes is this year.

Don LaMaster responded that there will be a full report at the next workshop.

**Motion to adjourn the meeting by Jim Oliver, 2nd by Mike Nasalski.**

Meeting adjourned at 7:43 PM.

Respectively Submitted,



Barbara Vitolo  
Bookkeeper, Holiday Park

Approved By,



Cheryl Languirand Morris  
Secretary, Board of Trustees