

**Holiday Park, Park & Recreation District**  
**Workshop Meeting Minutes**  
**January 26, 2021**

**I. Call to Order** by Chairman Dick Gortz @ 9:00 AM. Dick Gortz reviewed the rules of the meeting and asked attendees to remove masks when they speak. Mr. Gortz also introduced new District Manager Bob Duncan, who will start on February 15<sup>th</sup>. There will be a meet and greet after the workshop with Bob Duncan.

**II. Roll Call**

Taken By: Barbara Vitolo

Present: Chairperson Dick Gortz, 1<sup>st</sup> Vice Karin Anderson, 2<sup>nd</sup> Vice Ken Judd, Treasurer Don LaMaster, Secretary Cheryl Morris, Trustee Betty Hart, Trustee Jim Oliver, Trustee Mike Nasalski, Trustee Bob Bachman and Sgt at Arms, George Clinch.

**III. New Business**

**1. Fine Rules System**

Dick Gortz stated that there are 2 steps to implementing fines at Holiday Park. Step 1 is to approve Enabling Resolution, and Step 2 is to approve procedures for the fining system. Today is the day to finalize Step 1 and at the next workshop, Step 2 will be addressed.

Karin Anderson wanted to know about section 3 of the Resolution, regarding use of the compounds. Would the resident with delinquent fines be able to retain their compound space?

Dick Gortz responded that it is a question for the attorney to determine.

Mike Nasalski stated that he agreed that the resident should not have use of the compound.

Cheryl Morris also agreed, the use of the compound is a privilege, not a right. Jim Oliver questioned if the resident could retain the compound spot, and the Park take away the key.

Ken Judd stated that some of the fines maybe controversial and hard to police. Dick Gortz stated that the Board of Trustees would need to approve the fine and then the resident can appeal it to the fine committee.

Bob Bachman agreed with everyone that the compounds are a secured common area that are a privilege.

Don LaMaster stated that the attorney should be contacted for his opinion and go from there.

Mike Nasalski stated that there a several steps to be taken prior to a fine being imposed and questioned how the homeowners will be made aware of the procedure.

Kim Branch (chairperson of the ad-hoc fine committee) stated that the committee agreed that there should be a proactive approach to informing residents of the changes. Ideas that the committee considered were email, electronic sign, newsletter, and mass mailing. Kim stated that the Park should not rely on any one method but should use a combination of all of them.

Mike Nasalski agreed that communication is especially important for this

procedure.

Cheryl Morris agreed with Kim Branch that a multi-faceted approach is best since not everyone has email.

Dick Gortz stated that this is a tool to bring homeowners into compliance, not a money-making tool. Dick also stated he would check with the attorney concerning the compounds before the next Trustee Meeting.

**The Enabling Resolution is move to the next Trustee Meeting agenda.**

## **2. Conditions of Employment.**

Cheryl Morris stated the changes recommended by her were to clarify and include the Park Manager in the policy. The rest of the changes were to clean up verbiage in the policy.

Dick Gortz stated that there are 2 types of employees at the Park. There are employees at will and contract employees. The Park Manager is the only contract employee. The only portion of the Conditions of Employment that apply to the Park Manager is the health benefit portion.

Bob Bachman stated that the Conditions of Employment states that it only applies to hourly employees.

Cheryl Morris stated that she would remove the Park Manager reference in the proposed changes and would like to look at this again at the next workshop.

Karin Anderson stated she would like to see all Trustees involved in the Park Manager evaluation process.

Dick Gortz stated that this item will be tabled, and all proposed changes should be sent to Cheryl Morris.

This item will be moved to the agenda of the next Trustee Workshop Meeting.

## **IV. Supplemental Items**

Bob Bachman stated that the ACC would like clarification on rule #2 concerning location of property lines and pins; and rule #8 a plot plan. The committee is also needing clarification of what is deemed a structure. The committee was informed that a patio with stone or pavers is still deemed a structure.

Don LaMaster stated that if the patio stays at ground level it is not a structure and does not need a survey.

Jim Oliver stated that if the pavers/patio does not impede the mowers it is not a structure.

Bob Bachman also stated that the homeowners are not completing the project according to the submitted and approved plan.

Dick Gortz stated the homeowner can be required to remove the project that does not meet the approved plans.

Karin Anderson stated that a detached shed need to be parallel to a side of the coach and the back is considered a side.

Hal Strang commented that all the rules seem to be subject to interpretation and each Trustee has a different opinion. Hal also is concerned about when to use pins and when a survey is required.

Dick Gortz stated that the workshop in March will have the ACC rules on the agenda.

**Move Review ACC rules/regulations to March workshop agenda.**

Joe Gregory stated that last year the mowing company ripped the cables off his coach and this year they destroyed the screening and gouged the AC unit. Mr. Gregory also stated that 6722 Moonlight Ct has been reported to the office and to the city of North Port due to the condition of the roof. Nothing seems to be done about this issue.

## **V. Trustee Comments**

Betty Hart stated that the lawncare company will be in this week to work on the swale behind Palena.

Cheryl Morris asked if anything was being done about additional bids for lawncare.

Dick Gortz replied that bidding for lawncare will be up to the new Park Manager. Karin Anderson encouraged people to help their neighbors get on the vaccine list. Karin is still trying to get someone to come into the park to give vaccines, but in the meantime, everyone should get on the list. Please be respectful of your fellow residents and trustees, they are only doing their job.

Cheryl Morris stated that residents could contact her for help registering for the vaccine.

Dick Gortz stated that you can be on a list in any county you wish.

Jim Oliver stated he is looking forward to the new Park Director and Board of Trustees and hopes everyone can work together as a team.

Don LaMaster stated that the Park is waiting on the insurance adjuster about the floor in the main hall. The new exhaust fan has been installed; however, it is heavier than the last one and may need roof reinforcement.

Bob Bachman questioned if the Park should stop the work on the outside of the building until the roof is repaired.

Don LaMaster stated that he is looking at financing options for the capital improvements needed. Don is working with a couple of banks on conventional loans and one bank for bonds.

Don LaMaster also stated that taxes will be done at Holiday Park for Holiday Park Residents only. Paperwork can be picked up at the Holiday Park office beginning Monday, February 1<sup>st</sup>. Residents can call Don LaMaster for an appointment Tuesday thru Friday from 9 am to 3 pm.

Karin Anderson thanked Mr. LaMaster for all his help with the taxes.

Cheryl Morris thanked Mr. LaMaster and Mr. Gortz for all their hard work in the absence of a District Manager.

Dick Gortz stated he was working with the new Hampton Inn to provide discounts for visitors of Holiday Park.

## **VI. Residents Comments**

Resident George Clinch stated that the homes with roof issues are a pet peeve of his and can anything be done. The Phase II pool repairs are a concern of his. Mr. Clinch believe that the work is of a low quality.

Dee Neely stated that the last blood drive netted 20 units of blood. Those 20 units can help as many as 60 patients. Anyone who donated blood in January who returns in March will be given a \$20 Carrabbas gift card. Friday, March 26<sup>th</sup> will be the next blood drive held in the Phase II parking lot.

Yvonne Warner asked if part time residents and renters can get their taxes done at

Holiday Park. Yvonne also asked if sidewalks are an item being considered for repair.

Don LaMaster responded that all residents including renters can get their taxes done at Holiday Park. He also stated that sidewalks are a reserve line item. The sidewalk reserve is not fully funded at this time.

Wayne King stated that the ACC is limited by Rule #8 concerning surveys. He would like to see a list of licensed surveyors that could be counted on to work with residents. He also questioned how long a survey is good for.

Bob Bachman responded that a survey is good until a coach is replaced.

Robert Dunham reported that on his walks and bike rides he is being accosted by 2 unleashed dogs at the same home. These dogs have come after him and his dog repeatedly. He will make a report to the office.

## VII. Adjournment

Meeting adjourned at 10:35 am. To be followed by a informal Meet and Greet with new District Manager Bob Duncan.

Next Trustee Meeting February 11, 2021 at 7 pm.

Respectfully Submitted,



Barbara A Vitolo  
Bookkeeper, Holiday Park



Approved by,



Cheryl Languirand Morris  
Secretary, Board of Trustees