

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

Main Recreation Hall  
 April 8, 2021 at 7:00 PM

 **DRAFT**

**I. Call to Order**

The meeting was called to order by Chairperson Richard Gortz at 7:00 PM. Mr. Gortz thanked the residents for attending.

**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 Deborah Perla, Sharon O'Reilly, Bob Bachman and Jim Oliver, District Manager Bob Duncan and Sergeant at Arms George Clinch.

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

**Motion to approve the minutes from the Oath of Office of March 11, 2021, by Don LaMaster, 2<sup>nd</sup> by Cheryl Morris. Motion passed.**

**Motion to approve the minutes from the Organizational Meeting of March 11, 2021 by Cheryl Morris, 2<sup>nd</sup> by Bob Bachman. Motion passed.**

**Motion to approve the minutes of the Trustee Meeting of March 11, 2021 by Bob Bachman, 2<sup>nd</sup> by Don LaMaster. Motion passed.**

**V. Manager's Report:**

See attached report.

Cheryl Morris asked if there were enough wood planks found to fix the current floor issue until such time as the building is remodeled.

Bob Duncan assured the Trustee's that there would be enough.

**VI. Treasurer's Report:**

See attached report.

**VII. Chairperson's Report:**

Chairman Gortz reported on April 14<sup>th</sup> there will be another hearing in the case against Ms. Richards remaining in the park. This hearing will be for contempt of court. Mr. Gortz stated that the park is experiencing a lack of Building Code Enforcement from the City of North Port. Our attorney is reaching out to the City to determine what can be done. The schedule of upcoming meetings and workshops have been set for the 2021 – 2022 year.

**VIII. Trustee Committee Reports:**

Ken Judd reported that the compounds are filling up but residents with visitors may be able to have a temporary spot for a visitor use.

Sharon O'Reilly has met with Bob Duncan on a couple of occasions and is trying to set up a Community Liaison with the North Port Police. Ms. O'Reilly reminds residents to call the police for issues.

Cheryl Morris stated that the ACC is working on their recommendations for ACC rules and should have a proposed draft for the next workshop.

Karin Anderson reported that 113 residents received their first shot of the COVID 19 vaccine. Ms. Anderson also thanked all the volunteers that helped make this a successful event. The second shot is scheduled for April 20<sup>th</sup> and there is a schedule of appointments available online and in the office. Please come at your assigned time and bring your vaccine card, photo id, and wear a mask. Ms. Anderson also asked for volunteers to help with the April 20<sup>th</sup> event.

Don LaMaster had no report.

Jim Oliver asked for residents to return all borrowed items back to the Helping Hands Committee.

Bob Bachman thanked Ms. Anderson for everything she has done to keep the Park and its residents safe and healthy.

Deb Perla reported that she has met with the Lawn Company to review the contract and the schedule. Ms. Perla also reported that schedule was ignored this week.

#### **IX. Resident Comments:**

Bill Mitchell stated that the Gator should be used until it is run into the ground. He also stated that the fining system seem confusing and needs to be easier to understand.

Dick Gortz stated that the enabling legislation for the fining system is stated in House Bill 1855. The Trustees would set a fine and the resident could appeal to an independent committee.

Cheryl Morris stated that Tri-Par's procedure is different from our proposed procedure. Ms. Morris stated that if both parks are using House Bill 1855, their procedure should be the same.

Ed Forrester stated that while the swales are worked on every year the issue may be with the culverts.

Wayne King asked if letters and phone calls would be made prior to a fine. Mr. King also stated that parts of the fence do not look bad and had the park considered just painting. Bob Duncan assured Mr. King that phone calls and letters are sent prior to a fine being imposed.

Don LaMaster stated that the park had tried to paint previously, and it did not look good.

Karin Anderson stated that part of the fence came down in a previous storm and it will probably not survive another.

Wayne King asked how many evening building monitors the park employs.

Bob Duncan stated that the park has 4 building monitors.

Catherine Puchala is concerned with the deteriorating condition of the park. Ms. Puchala questioned why the city of North Port needs to be involved in the removal of abandoned homes.

Dick Gortz stated that the city is responsible for building permits and the law does not allow the trustees to enter the homes of park residents.

Cheryl Morris asked Ms. Puchala to report the addresses of homes she is concerned with to the office for review.

John Sermersheim inquired how items are added to the agenda.

Dick Gortz stated that the Chairman and the Park Manager put the agenda together.

**X. Old Business:**

None

**XI. New Business:**

1. Truck Bids.

Bob Duncan reported that he received 5 bids as follows:

Sarasota Toyota...2021 Toyota Tacoma...\$23,778.52

Greenway Nissan...2020 Nissan Frontier...\$20,984.97

Jenkins Chevrolet...2021 Chevy Colorado...\$23,463.45

Jarrett Ford...2021 Ford Ranger...\$34,042.38

Englewood Ford...2021 Ford Ranger...\$25,251.90

Bob Bachman stated he would like to see the park purchase an American made product.

**Motion to approve the purchase of the 2020 Nissan Frontier by Ken Judd, 2<sup>nd</sup> by Cheryl Morris. Motion passed.**

Bob Duncan will get firm numbers without taxes added.

2. Gator replacement bids

Bob Duncan reported that he received 3 bids as follows:

John Deere...2021XT Gator...\$8,375.00

Mahindra...Retriever 750...\$11,526.00

Kubota...RTV500NC...\$9,999.00

**Motion to approve the park manager to purchase a Gator when the old one dies for up to \$9000.00 by Kenn Judd, 2<sup>nd</sup> by Cheryl Morris. Motion passed.**

3. Budget. (Tabled)

4. ACC applicant approval for Committee.

Cheryl Morris recommended that Mr. Douglas Warner be appointed to the ACC as a full member and Mr. Joe Gregory be appointed as an alternate.

**Motion to approve the ACC applicants by Cheryl Morris, 2<sup>nd</sup> by Bob Bachman. Motion passed.**

5. Variance Request.

Cheryl Morris stated that Hal Strang is requesting a variance for his shed located at 6912 Apopo Ct. The rule stating the shed must be within 6 inches of the coach makes the upkeep of the shed difficult. The ACC is considering changing the rule from 6 inches to at least 12" to make upkeep easier.

**Motion to approve the variance by Cheryl Morris, 2<sup>nd</sup> by Don LaMaster. Motion passed with one nay vote.**

Bob Bachman stated that the request for variance was not applied for in a timely manner.

6. Pet in Non-pet section. (Joanne Douglas, 5543 Holiday Park Blvd)

**Motion to approve the application by Bob Bachman, 2<sup>nd</sup> by Don LaMaster. Motion passed with one nay vote.**

Bob Duncan stated that our attorney has advised us that we do not have to approve ESA applications when the doctor is not the doctor of record.

7. Procedure for fining.

Dick Gortz stated that the fining committee worked hard on creating a fining system. According to law a fine cannot exceed \$100 per day. Now the trustees need to approve a procedure by which fines are assessed and appealed.

Cheryl Morris asked why the 2 procedures brought forth were so different. One procedure requires the trustees to assess the fine and the resident can appeal to a committee. The other procedure requires the committee to charge the fine and the trustees would hear the appeal.

Dick Gortz stated he had a long discussion with the attorney before making his recommendation. The attorney advised Mr. Gortz that the resident appeals to the committee any fine. Mr. Gortz stated that he would ask legal representation to attend the next workshop to clarify the fine procedure.

**XII. Supplemental Items:**

1. Pet in Non-Pet section (new owner 6439 Fleetwood)

**Motion to approve the application by Jim Oliver, 2<sup>nd</sup> by Don LaMaster. Motion passed.**

2. Roof Repairs.

Don LaMaster would like to authorize Bob Duncan to have Crown Roofing to repair the defective membrane around the edge of the Phase I Building. The cost of the project is \$6,000.00.

Cheryl Morris asked if it was feasible to re-roof with trusses.

Don LaMaster stated that with these repairs the roof should last another 5 – 8 years and then the park would be in a better position to change the type of roof on the building.

**Motion to authorize the Crown Roofing repair by Don LaMaster, 2<sup>nd</sup> by Karin Anderson. Motion passed.**

3. Karin Anderson letter of Resignation.

Karin Anderson read her letter of resignation (see attached.)

Dick Gortz stated that the park and the trustees will miss Karin.

George Clinch stated that all the volunteers in this park get no compensation for the time and effort they put in. It saddens me to see Karin Anderson go. Hopefully, other residents will step up to fill the void.

**XIII. Trustee Comments:**

Deborah Perla: none

Bob Bachman: none

Jim Oliver stated that he would miss Karin Anderson. He further stated that it is a hard job and people are often mean to the person enforcing the rules. Hopefully we will all learn and move forward.

Don LaMaster: none

Ken Judd: none

Cheryl Morris: none

Sharon O'Reilly: none

**XIV. Resident Comments:**

Wanda Miles asked if the Trustees were aware that Jennifer Richard's son is now living in Frank Valera's home. He is playing music late at night and she is afraid of him. Dick Gortz stated that the park is aware, and we can do nothing until the court date on the 14<sup>th</sup> of April.

Karin Anderson stated the police should be called about the late-night music.

Bob Bachman stated that everyone is frustrated over this situation, but the Trustees and the park have their hands tied.

Hal Strang thanked the Board for approving the variance and is offended that anyone thought that his project was finished prior to the variance being submitted.

Debbie Hall stated what a difference 3 months make. The swale behind her house is clean and she thanks the Park Manager, Deborah Perla and all the Trustees.

John Rabideau as President of the HOA announced a "Goodbye Covid" party scheduled for May 1<sup>st</sup> at 6 pm. This party is open to residents of the park only (no guests). Tickets will be given away Monday and Tuesday, April 12 -13<sup>th</sup> in Phase II. There is a limit of 180 tickets. From 7 – 9 pm, Tidal Wave a country western band will play.

Jim Oliver stated that mask will still be required inside the building.

Karin Anderson thanked the Men's club and the HOA for making this possible and the park will continue to follow CDC recommendations.

Wiz LaMaster stated that Bean Bag Baseball and 35 Games will resume in May.

Marie Doran stated that Helping Hands is a committee of 8 and will need your help in the summer months as some of the committee head north. Please reach out if you can help.

Bill Mitchell stated that as a former Trustee, he is aware of the hard work and time involved and Karin Anderson is a dedicated and informed Trustee. The park will miss her.

Dick Gortz stated that the vacancy on the board can be filled by a vote of the trustees or the trustees can wait for election.

George Clinch reminded everyone that Karin Anderson is looking for 3 volunteers to help with the next Covid Vaccination day.

**Motion to adjourn the meeting by Don LaMaster, 2nd by Jim Oliver.**

Meeting adjourned at 8:51 PM.

Respectively Submitted,



Barbara Vitolo  
Bookkeeper, Holiday Park

Approved By,



Cheryl Languirand Morris  
Secretary, Board of Trustees