

Holiday Park Park & Recreation District
Board of Trustees Workshop Meeting

March 28, 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 st Vice Chair	Ken Judd	Present
2 nd Vice Chair	Deborah Perla	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Trustee	John Rabideau	Present
Trustee	Bob Bachman	Present
Trustee	Jim Oliver	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Present

IV. Civility Code

- Per the request of Robert Burleigh and Cheryl Morris, Sharon O'Reilly read Resolution of Procedure 2022-06: A Resolution of Holiday Park Park & Recreation District (HPP&RD) relating to the Board of Trustees Code of Ethics and Code of Conduct and Resolution of Procedure 2022-04: A Resolution of HPP&RD Board of Trustees establishing a procedure for all attendees at Workshop and Trustee Meetings of the HPP&RD.
- All Trustees and attendees were requested to follow these procedures at the meeting today and all future meetings.

V. Resident Comments

- Karin Anderson, 5072 Palena Boulevard, made comments on the proposed budget. She asked why there was such a large increase in the maintenance budget and wants to avoid any increase in assessments. She is in favor of spending any leftover bond money. She would like the Board of Trustees to address expenditures, including the Phase 1 Building stage, furniture, and replacement of any stored items that may have been damaged.

- Yvonne Warner, 5413 Holiday Park Boulevard, asked for an update on insurance/Federal Emergency Management Agency (FEMA) claims submitted and payments received, and would like to be updated at every Board of Trustees' meeting. Cheryl Morris responded that this was a good idea, and she will address this later in the meeting.

VI. **Trustee Comments**

- Don LaMaster read a prepared statement. See "Attachment A."
- Ken Judd was unhappy that the Board of Trustees received too much paperwork regarding today's meeting at the last minute, making it difficult to prepare for the meeting. Cheryl Morris agreed and will address this going forward.
- John Rabideau read a prepared statement. See "Attachment B."
- Bob Bachman read a prepared statement. See "Attachment C." Karin Anderson responded that, if there is a quorum present, Trustees are allowed to participate by telephone.
- Sharon O'Reilly agreed with Ken Judd regarding the last-minute paperwork. She thanked Carmella Coons for the paperwork they did receive prior to the meeting. She asked for an update on gate cameras and abandoned homes. She asked that we switch the order of agenda items two and three. Cheryl Morris agreed with this suggestion.
- Cheryl Morris added the following supplemental items to today's agenda:
 - i. Golf carts
 - ii. Appointment to Seat 9
 - iii. Procedures for Emergency Expenditures

VII. **District Manager Comments**

Carmella Coons apologized for the late paperwork for today's (3/28/23) meeting and agreed to provide paperwork to the Board of Trustees in a more timely manner going forward. She stated she still needs to get an update from Big Fish on the gate cameras, and is looking at new software.

VIII. New Business

A. Assignment of Trustee Jobs. See "Attachment D."

- Bob Bachman declined Operations, and wants to continue to be Trustee Liaison – Activities and Recreation Council (A&RC). He doesn't believe the Operations position is needed. Cheryl Morris was concerned that there may be a conflict of interest, since Bob Bachman's wife, Kathy Bachman, is the President of the A&RC, and Bob Bachman disagreed. Cheryl Morris agreed to take Operations.

B. Bond Money: Approximately \$250,000

- Once the Phase 1 Building Renovation is complete, Holiday Park will have about \$250,000 to \$300,000 left over. The Board of Trustees must decide soon if they want to spend this money and, if so, on what projects. Bob Bachman stated we need to spend bond money on the stage, lighting, furniture, and cabinets. Ernie Mitchell, 6403 Hikini Drive, requested that a list be compiled of all items needed for the Phase 1 Building kitchen, main hall, office, etc. Carmella Coons advised she will compile this list, and that residents are encouraged to contribute.
- Sharon O'Reilly and Ernie Mitchell emphasized that the bond is fully funded, and the leftover money would help to protect our reserve account, but it is the Board of Trustees' decision. This item will be moved to the next regular meeting on 4/13/23 for vote.

C. Proposed Budget – Treasurer's Report

- Don LaMaster gave the "Treasurer Report for Feb 2023." See "Attachment E."
- Don LaMaster reviewed the proposed 2023-2024 budget line by line, highlighting and explaining the line items where there was an increase or decrease. There was a lengthy discussion between the Board of Trustees and residents. Don LaMaster advised he will take the suggestions made by the Board and present the revised budget proposal at the next workshop on 4/25/23. The vote for the final budget will be at the regular meeting on 5/4/23. Cheryl Morris advised that the Board will need to have a resolution on the annual assessment fees after the Board votes on the budget.
- Carmella Coons advised she would like to implement YARDI, a property management software system, in place of Neighborhood Network. The cost is \$1400/month, or \$16,800/year. The Holiday Park lawyer advised Carmella Coons that we could get out of the Neighborhood Network contract. Ernie Mitchell cautioned that we need to make sure our current system can easily

merge with YARDI. Bill Mitchell commented that many systems are available, and not all have a monthly fee. The Board will need to vote on a new software system.

- There was general consensus among Trustees to not raise the annual assessment. Steve Slocum, 6409 Keena Court, stated he was strongly in favor of at least a \$5/month increase. Bill Mitchell did not think the \$5/month increase was needed. The proposed budget does not include the FEMA and insurance payouts that will go directly into Holiday Park's reserve account. Ernie Mitchell reported that the FEMA attorney expects Holiday Park should receive FEMA money in the next three-four months. Holiday Park has submitted \$700,000 in expenses to FEMA, but we may not get all of the money back. Cheryl Morris asked Gary Chapman, 5596 Holiday Park Boulevard, to give an insurance update. Gary explained that we have 23 separate areas of coverage, each with their own deductibles. Trees are excluded. He stated Holiday Park's property is very underinsured, and advised increasing property insurance as soon as possible. The insurance company has approved \$36,550 to date, and we should receive this check soon.

A BREAK WAS TAKEN FROM 10:45 A.M. – 10:58 A.M.

D. Plastic Sheds – None Allowed 2/9/23

- At the regular meeting on 2/9/23, the Board of Trustees agreed to enforce the Architectural Control Committee (ACC) Rule #33 banning plastic sheds. The Board agreed that a letter would be sent to all owners. Carmella Coons has a letter ready and asked if this could be emailed instead. The Board agreed that the letter should be mailed to each owner.
- Sharon O'Reilly stated that there are plastic storage units on the pickleball courts and at horseshoes, and she didn't believe it was fair to ban plastic storage units for owners but not for the Holiday Park common grounds. Karin Anderson agreed that the same rules should apply to both owners and Holiday Park.
- It was agreed to move this item to the next workshop for discussion of plastic storage units on Holiday Park common grounds.

E. Debris Cleanup – Estimates

Sharon O'Reilly advised that the three bid lists for tree removal did not match. Tim Meyer of the "Under \$35,000" FEMA group stated that his group prepared a list, but

there was miscommunication with the office. After discussion, it was agreed that Tim Meyer will work with Carmella Coons to compile a list to be submitted for three bids with current FEMA wording.

F. Big Fish – Lighting for the Stage

The Board of Trustees has not agreed on the type of stage. Bob Bachman proposed a foldable stage. The stage will be added to Carmella Coons' list for bond money expenditures. It was agreed to move this item to the next workshop.

G. Staff Letters – Rescind Motion

- Cheryl Morris stated that the Board of Trustees voted to send letters to the two staff members who applied for the District Manager position. Carmella Coons advised that it is not timely to send these now.
- This item will be placed on the next regular agenda on 4/13/23 for vote.

H. Men's Club – Repair Main Gazebo

- Bob Moore, Acting Men's Club President, 6861 Ocean Court, clarified that the Men's Club had not volunteered to repair the gazebo, but to provide the funds to do so. The repair would be done by a group of volunteers, some of which would be Men's Club members. It was agreed that the Board of Trustees had already signed a contract with Alpha Roofing for gazebo roof repairs, and Holiday Park would continue with this plan.
- There was a long discussion between the Board of Trustees and residents regarding other repair and/or replacement projects needed in Holiday Park. This included the damaged golf cart, and groundskeeper and shuffleboard sheds, and who should make decisions regarding replacement versus repair on various damaged items. Shirley Haggard, 5652 Holiday Park Boulevard, was concerned about the delay in the process, if each request for proposal (RFP) needed Board of Trustee approval first. It was agreed that the processes need clarification.
- Cheryl Morris asked for an updated list of all the RFPs sent out by each group (FEMA, and both the greater than and less than \$35,000). It was agreed to move this to the next workshop on 4/25/23 for discussion , and then vote at the next regular meeting on 5/4/23.

I. Trustee Committee – Fines, Communications, ACC (Who Wants to be Considered)

- Cheryl Morris stated that all committees need annual review and a determination of appointments. She reviewed Resolution of Procedure 2022-05: A Resolution of HPP&RD Board of Trustees establishing the requirements for anyone serving on a standing committee.
- The Fines Committee needs another member, as one member is not living in Holiday Park and is ineligible.
- The Architectural Control Committee (ACC) needs a secretary. Currently, Candice Shearer is acting as secretary, but this could be done by a volunteer.
- The Communications Committee has three members who would like to be reappointed.
- Cheryl Morris asked for volunteers for the open positions on these committees, and that the volunteers submit an application to Candice in the office. Cheryl stated we need a policy regarding this process and that the Board of Trustees appoints members.

IX. Supplemental Items

A. Golf Carts

- Carmella Coons needs a golf cart. Several bids were presented for new and used golf carts. Holiday Park has three carts that could be traded in.
- Cheryl Morris asked what was wrong with the three golf carts recommended for trade-in. Bob Bachman responded that one needs new batteries, one has suspension problems, and one is rusted out.
- Ken Judd suggested we replace the batteries on the one golf cart, at a projected cost of \$1200; and Don LaMaster, Bob Bachman, and Sharon O'Reilly agreed. Holiday Park has purchased three new carts and a gator in the last year. It was agreed to give one of the new carts to Carmella Coons for her usage. Sharon O'Reilly pointed out that Holiday Park also has a truck, and stressed the importance that all Holiday Park vehicles, including golf carts and truck, be properly maintained, following a regular maintenance schedule. It was agreed to replace the batteries on the golf cart, and Carmella Coons and Steve Grossl will accomplish this.

B. Caregiver Application

- There was concern from several residents about a caregiver at 5452 Joy Court who has listed this home as his permanent address, but is not believed to be providing care, as he is the only person living at that address. Carmella Coons stated she spoke with the Holiday Park attorney and Holiday Park has no recourse unless the resident dies. Karin Anderson reviewed a prior communication with the Holiday Park lawyer, and Holiday Park can use the Housing and Urban Development (HUD) guidelines. It was agreed that Carmella Coons would email the Holiday Park lawyer for clarification, requesting the Holiday Park lawyer respond via email. The Board of Trustees requested that the email format be used with all Holiday Park lawyer communications, and that both the questions and lawyer responses be forwarded to the entire Board of Trustees for review.
- Linda Grimes, 5756 Holiday Park Boulevard, was also concerned that the caregiver at 5452 Joy Court was given 90 days to remove his dog, and he has not complied. She also reported there is a kid living in a car in front of his grandmother's house.

C. Emotional Support Animal Application

There were concerns expressed about a pit bull being used as an emotional support animal, and a large quantity of dogs living in the "no pet section" of Holiday Park. Cheryl Morris asked that residents notify the office of any violations they witness so that Carmella Coons may address them.

D. Seat 9 Appointment

There was a consensus among the Board of Trustees to fill Trustee Seat 9. Any resident interested in this position should submit an application to the office. The applications will be reviewed by the Board of Trustees at the next workshop on 4/25/23, and the applicants will be given an opportunity to speak.

E. Emergency Procedure Article V, Section 1

Cheryl Morris stated Holiday Park needs a procedure for emergency expenditures over \$1500. Ken Judd agreed. This item will be placed on the next workshop agenda.

F. Personal Trailers

The Board of Trustees previously voted to extend the use of personal trailers to the same timeframe that FEMA trailers are allowed. Debbie Moore, 6880 Pleasant Court, stated the FEMA trailer allowance ends March 2024, regardless of when the trailer was actually delivered.

X. Resident Comments

Debbie Corey, 5208 Palena Boulevard, asked for an abandoned home update. Jim Oliver stated that the limited liability company (LLC) is working on debris removal prior to demolition. Carmella Coons indicated she has spoken with an LLC representative, and they do not have a date for demolition.

XI. Trustee Comments

- Ken Judd stated that a resident can't store a trailer in a compound, if another trailer is being used on the property.
- Sharon O'Reilly asked that the Board of Trustees be given an updated maintenance employee list, to include employee name, job title, hours worked, and phone number.

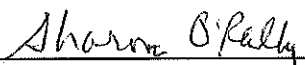
XII. Adjournment

Motion to adjourn the meeting by Don LaMaster , Second by Jim Oliver.
Motion carried.

MEETING WAS ADJOURNED AT 12:24 P.M.

Respectfully submitted,

Attested to,



Sharon O'Reilly, Secretary



Cheryl Morris, Chairperson

Attachment A

Because of the situation at the last Trustee Meeting and the harassment this Board of Trustees and I personally endured, I am stating that from this meeting on, I will ONLY answer questions concerning the agenda. All other questions can be submitted in writing to the office or to me personally BEFORE the meeting or I will not answer. Questions may also be submitted AFTER the meeting to the office or to me personally and I will get back to you with an answer. Thank you.

Donald E. LAMASTER

3.28.2023

One week ago today, on March 21, 2023, at the Organizational meeting of the Holiday Park Park and Recreational District Board of Trustees, in my opinion, I was personally and viciously verbally attacked for my alleged misdeeds and wrong doings while serving Holiday Park's Board of Trustees as Chairperson. These alleged acts, which were not substantiated, included a statement that I had lied. About what was never stated! I will say, in the strongest possible terms, **I AM NOT**, I repeat, **I AM NOT A LIER!** That is an insult that is unforgivable, unprofessional, and shameful behavior for a trustee of Holiday Park, or for any individual for that matter, especially someone in a position of leadership.

Did I make mistakes while serving as Chairperson, **ABSOLUTELY!** Were those mistakes intentional, **ABSOLUTELY NOT! EVERYTHING**, and I mean **EVERYTHING** I did was done with the best intention and in the best interest for the residents of Holiday Park. If my decisions harmed anyone I am truly sorry. Did I intentionally harm anyone? **NEVER!**

During the time I had the high honor of serving the residents of Holiday Park as Chairperson, I worked with two new District Managers, and had the aftermath of a Cat 5 hurricane to deal with. On more than one occasion I worked 5 – 6 days a week, 6 – 8, or more hours per day, to ensure the safety and security of the residents of Holiday Parks.

John Habideau

3-28-2023

p.2

Holiday Park is our home. I would NEVER intentionally do anything to harm any resident of this Park! NEVER! In conclusion, I WILL NOT APOLOGIZE for my efforts to return Holiday Park to its former glory. It is my opinion that my work, on behalf of the residents of Holiday Park, speaks for itself. The residents of this Park are the only ones that really matter. The residents of Holiday Park will be my judge and jury. They will decide if I was a good and faithful servant. The residents of Holiday Park are the ones that matter! They will always be the ones I serve!! They will make the final decision on the quality of my stewardship to Holiday Park.

While on the topic of September 21st Organizational Meeting I want to take this opportunity to tell you the reason for my early departure from the meeting. It had ABSOLUTELY NOTHING TO DO WITH BEING REPLACED AS CHAIRPERSON. It had everything to do with the method that was used. You be the judge!

Finally, I want to leave you with this closing thought, the...

"PLEDGE OF CONDUCT FOR TRUSTEES!"

We may disagree, but we will be respectful of one another.

John Rabideau

3-28-2023

P.3

We will direct ALL comments to issues. (Not personalities)

WE WILL AVOID PERSONAL ATTACKS!

I believe my actions, since Hurricane IAN devastated Holiday Park, speak for themselves. You be the judge!

In closing I want to reiterate that "I AM

NOT A LIAR!"

Attachment 4
Bob Bachman

3-28-2023

Board of Trustees and residents of Holiday Park

I need to clear the air about my absence at the March 21st Organizational meeting. We were out of state on a trip that we planned months ago. As for my not calling in to the meeting to participate, I was told by a former chairperson that it was not allowed.

We did watch the meeting via zoom but audio was garbled or inaudible all together. We were only able to hear intermittently.

For future reference we need to get a clear answer from someone whether a trustee can call in and vote on issues.

Some of the things we were able to hear took me back with all the Trustee Code of Ethics violations. We are a Board of Trustees elected by the residents of Holiday Park to lead to the success of the park with the residents' best interests in mind. The bashing, name calling and verbal abuse has to stop and stop now. We have been through some horrendous times and have a long way to go for recovery. We all know that mistakes were made along the way, but every decision was made with the residents and park in mind. Every member of the Board of Trustees need to unite and move forward.

In closing, if I had been able to vote it would have been a tie.

Thank you.

Attachment D

March 2023

Trustee Job Area Assignments

3-28-2023

Trustee Compounds	Ken Judd
Trustee Lawn Maintenance & Drainage	Jim Oliver
Trustee Maintenance, Roads & Grounds	Don LaMaster
Trustee Rules & Regulations	Ken Judd
Trustee Safety	Sharon O'Reilly
Trustee Architectural Control	Deborah Perla
Trustee Operations	Cheryl Morris
Trustee Personnel	Cheryl Morris
Trustee Liaison - Activities & Recreation Council	Bob Bachman
Trustee Communications & Technical Support	John Rabideau

Attachment E

3-28-2023



Treasurer Report for Feb 2023

Assessments

Assessments Received: \$ 89,979.82

Renovation

Jan Renovation Draws: 168,648.09

Monthly Income and Expenses

Jan Income: \$ 93,946.98

Jan Expenses: \$ 56,022.63

Bank Balances as of Feb 28, 2023

Restricted Funds: \$ 695,993.15

Restricted Interest: \$ 27,933.42

Unrestricted Funds: \$ 981,290.79

Total Funds Available: \$ 1,705,277.36
