

Holiday Park Park & Recreation District (HPP&RD)  
Board of Trustees Regular Meeting

January 11, 2024

I. **Call To Order** by Chairperson Cheryl Morris at 7:00 p.m.

II. **Invocation** given by Sharon O'Reilly  
**Pledge of Allegiance**

III. **Roll Call**

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

IV. **Approve Previous Minutes**

- 12/14/2023

Sharon O'Reilly suggested two corrections to the 12/14/2023, meeting minutes: changing the title to Regular Meeting, and a correction on Page 8 of the spelling of John Sermersheim's name. Also, Attachments A and B will need to be added.

A motion to approve the 12/14/2023, Regular Meeting Minutes with proposed corrections by Shawn Slattery, Second by Don LaMaster.

Motion carried.

- 12/19/2023

Cheryl Morris advised that seat 5 be added on Page 1, and Sharon O'Reilly noted on Page 3 in the last paragraph a change from "markets" to "markers."

A motion to accept the Workshop Meeting Minutes of 12/19/2023, with proposed changes, by Bob Bachman, Second by John Rabideau.

Motion carried.

**V. District Manager Report given by Carmella Coons**

1. Carmella welcomed back all of the snowbirds.
2. Carmella reported that she was notified by Wessel that Florida Power and Light (FPL) may require 8+ weeks advance notice to approve the Phase 1 Building electrical panel.
3. Glabe Electric was unable to complete the ceramic room panel because they were unable to find the shut off. Sarasota Electric will complete all the projects and will start tomorrow (1/12/2024).
4. Carmella is working on getting the Phase 1 pool heaters fixed. It was clarified that the heaters are under warranty.
5. Infinite Aqua will be here to work on the Phase 2 pool as soon as the electrical work is completed.
6. The fountain light by the electronic sign has been repaired, and it was clarified that the fountain is fully operational.
7. A new front gate motor will be installed tomorrow (1/12/2024).
8. The tree with the widowmaker on the Holiday Park Boulevard common ground area near the Phase 1 compound has been removed by Charles.
9. The faux brick on the Phase 2 building has been removed, and painting will start next week.
10. The kayak rack in the Phase 1 compound has been repaired.
11. Street signs have been completed.
12. GEM Plumbing completed drain repairs in the Phase 1 pool, Ladies Bathroom, free of charge.

**VI. Treasurer Report, Including Bond Report**

1. Don LaMaster gave the December 2023 Treasurer Report (see Attachment A). He noted that we have a \$350,000, 6-month Certificate of Deposit, with a rate of 5.25%.

## **VII. Chairperson Report Given by Cheryl Morris**

1. Four supplemental items have been added to today's agenda.
2. Cheryl reminded residents that the deadline for application for Board of Trustees seats 1, 3, 5, 7, and 9 is tomorrow (1/12/2024) at 12 noon. The election date is 3/19/2024. A Holiday Park resident must be a Florida resident to qualify, and additional qualifications are included in the qualifying packet, which is available in the office.
3. Holiday Park has received \$10,000 from State Farm Insurance for repair of the front gate, and an application was made to Aegis Insurance for the remaining balance.
4. A 1-year maintenance agreement was signed with Big Fish, and Carmella Coons will meet with Big Fish to enable them to secure any necessary Holiday Park passwords.
5. Holiday Park has opted into Senate Bill 4-A, which will make us eligible for Florida State grant money, if we receive Federal Emergency Management Agency (FEMA) grant money.
6. Cheryl Morris and Carmella Coons had their quarterly meeting with Tri-Par Estates and Trailer Estates yesterday (1/10/2024) and stated it was a very informative meeting. Topics of discussion included streaming of meetings, which may provide a solution for Holiday Park. Other topics of discussion included the handling of maintenance projects and maintenance manager compensation, development and implementation of office procedures, trustee filing Form 1, office staffing and hours, staff communication (cell phones and walkie talkies), handling of violations, and relationship of Park Manager with the Chairperson and trustees.

## **VIII. Trustee Report**

- Bob Bachman reported that a new homeowner whose air conditioning (A/C) unit was placed on stilts was advised that Holiday Park is in a flood plain, and this is not true. He advised all new homeowners to obtain a new home packet and to leave their property markers and survey stakes in place for Architectural Control Committee (ACC) review. He reported that the City of North Port doesn't require building permits for sheds. Cheryl Morris asked Bob about Old Business Item 2: ACC Setback Rule Changes on today's (1/11/2024) agenda. Holiday Park does not need to follow all North Port City rules, but it was agreed to work with our attorney, tabling this discussion until the attorney's opinion is received. Bob Bachman is the Activities & Recreation Council (ARC) liaison, and he asked the

President of ARC, Kathy Bachman, to discuss the Grand Opening ceremonies on Saturday, 1/13/2024. Kathy reported that there will be an Open House from 1:00-3:00 p.m. to include refreshments, prizes and speakers. All are welcome to attend. There will be a dance at 7:00 p.m. for those who have purchased tickets.

- John Rabideau: Nothing to report.
- Don LaMaster: See Treasurer Report.
- Sharon O'Reilly thanked Cheryl Morris for working in the office to help cover staff vacations. She stated she thought streaming of trustee meetings was a top priority for residents. She reminded residents of the North Port Police Department Safety Presentation on 2/1/2024, at 6:30 p.m., in Phase 1 Hall. She reported that Carmella Coons approached her with a safety concern. She advised that Phase 1 Hall doors to the pool be kept closed to keep the A/C unit from overloading the electrical system. Also, the Phase 1 pool is closed after dusk, therefore, the hall doors should not be used to access the pool after dusk. Sharon asked if there was a list of violation letters sent to both private and LLC homes. Cheryl Morris stated some information is available on HOA life. Carmella Coons has information on open and closed violations.
- Deborah Perla noted that new home discharge gutters are being placed directly in the ground. A 1-foot barrier is required to protect the gutters, and U.S. Lawns is not liable if this rule is not followed.
- Shawn Slattery asked Carmella Coons to give updates on the items she agreed to follow up on in the 12/14/2023, meeting minutes. She reported that the gas tank has been installed, and we will not be getting the old gate back. She stated that the LLC has not pulled permits for all of their homes. Cheryl Morris stated that we may need to discuss fining again, including landscape violations, and asked Carmella Coons to send letters. Carmella reported that the two "No Outlet" signs have been ordered.
- Ken Judd stated that Steve Grossl ordered signs for the compounds, and he needs an update on this.

## **IX. Resident Comments**

- Robert Burleigh, 6413 Kilohee Court, reported on several problems with the mowers, including mowing too close to homes and mowing/blowing in the wrong direction. There was a discussion among the Trustees, and Cheryl Morris asked Carmella Coons to meet with Colin of U.S. Lawns this week to discuss concerns.

- Nancy Seelow, 6893 Amoko Court, reported damage to her siding, down spout, and new sod by U.S. Lawns.
- John Sermersheim, 6882 Hikina Drive, asked if we have a damage clause in the U.S. Lawn contract, and Cheryl Morris stated, “yes.” John suggested we may want to amend this.

## **X. Old Business**

### **1. Short-Term Priority List**

#### **A. Phase 2 Pool**

- Cheryl Morris discussed additional expenses for Phase 2 pool repair, in addition to the \$24,620 Infinite Pool Contract. These expenses include \$3,719.90 for electrical and \$2,500 for plumbing.
- Shawn Slattery made a motion to spend \$3,719.90 on Phase 2 pool electrical work and up to \$2,500 to Pied Piper for plumbing work. Second by Bob Bachman.
- There was discussion between Trustees and residents with agreement that these repairs were needed.
- Roland Ficken, 6874 Alani Court, reported that the water line to the tennis courts, cut by a contractor, also needed repair.
- Cheryl Morris called for a vote on the motion.  
Motion carried.

#### **B. #34: Laundry Room Overflow**

It was determined that the Board already funded this project for up to \$7,000, per review on the 12/14/2023, meeting minutes.

### **2. ACC Setback Rule Changes**

See Trustee Comments. This item was tabled until Holiday Park can consult with our attorney.

### **3. Temporary Shelter for Shuffleboard Courts**

- Ed Reynolds, 6672 Acacia Court, presented a cost sheet totaling \$866 for a temporary shuffleboard shelter. He stated that the Men's Club agreed at today's meeting (1/11/2024) to cover the cost. It was unclear if a city permit is needed.
- A motion was made by Shawn Slattery, Second by John Rabideau, to allow a temporary sun shelter for the shuffleboard courts, pending North Port permitting, if necessary.  
Motion carried.
- Rich Kewish, 5224 Palena Boulevard, asked why the Board was not addressing sun shelters for the bocci courts, and Cheryl Morris responded that she had not received enough information to put this item on the agenda. Discussion will be moved to the next workshop meeting.

### **4. Streaming Trustee Meetings**

There was discussion among the Board, and it was determined that use of Zoom or YouTube by Holiday Park would require record retention. Cheryl Morris would like more information about other options, including the app used by Tri Par Estates. She asked John Rabideau to meet with the Communication Committee and present information on the app and/or other streaming options at the next workshop on 1/23/2024.

## **XI. New Business**

### **Changes to HPP&RD Trustee By-Laws**

A motion to accept the HPP&RD Trustee By-Law changes presented at tonight's (1/11/2024) meeting by Shawn Slattery, Second by Bob Bachman.  
Motion carried.

## **XII. Supplemental Items**

### **1. Plantings in Front of Phase 1 Building**

Carmella Coons would like to plant some colorful flowers at the front of the Phase 1 Building. There was discussion between residents and trustees. It was agreed that no further digging should be done until all plumbing repairs were complete. A suggestion was made to use flower pots, and the Board agreed that Carmella could use her discretionary budget of \$1,500 to complete this project. Carmella can discuss this project with the ARC Beautification Committee, if she wishes.

## 2. **Contractor Work on Sundays**

- Cheryl Morris asked the Board to consider allowing contractors to work on new homes on Sundays.
- Shawn Slattery made a motion to approve contractor work on Sundays on new manufactured homes, Second by Bob Bachman.
- After discussion between the Board and residents, it was determined that the Board had already voted after Hurricane Ian to allow contractor work on Sundays. Shawn withdrew his motion.

## 3. **Phase 1 Electrical Shutdown Planning**

As previously discussed, Wessel informed Holiday Park that FPL may need 8+ weeks' notice. After discussion between the Board and residents, it was agreed to give Wessel a target date of 5/6/2024, to install the new electrical panel.

## 4. **Application Handling for Third Property Requests**

- Cheryl Morris stated that Holiday Park needs a policy statement from the Trustees that applications and fees will be accepted, but not approved, until the Trustees verify that the potential owner has only one additional property in his/her name. Our Deed Restrictions only allow an individual to own two properties. Carmella Coons will notify applicants whose applications are pending review.
- There was a brief discussion regarding timeframe for requiring new home placement on vacant property, and Cheryl Morris stated she would add this to the next workshop agenda.
- Cheryl stated that there is a form in the office that Trustees may complete to request items be added to meeting agendas.

## **XIII. Trustee Comments**

- Ken Judd stated that COVID is going around and asked sick residents to remain home.
- Bob Bachman advised residents to obtain an ACC permit for any exterior work on their homes.

**XIV. Resident Comments**

- Steve Slocum, 6409 Keena Court, asked about pickleball sun shades, and Cheryl Morris responded that this item is on the medium-term priority list, which will be discussed at the next workshop meeting.
- Karin Anderson, 5072 Palena Boulevard, stated that past district managers gave reports on letters sent for violations, and she would like to see this practice continue.
- Mary Margaret Bryant, 5241 Palena Boulevard, stated that the Olympics will be held from 2/9 – 2/23/2024, and the last day to sign up is 1/17/2024, from 10 a.m. – 12 noon in Phase 1 Hall.
- Statement by Cheryl Morris (see Attachment B, 2 pages).  
Cheryl Morris read a statement regarding the importance of maintaining Holiday Park’s Special District Designation.

**XV. Adjournment**

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

**MEETING WAS ADJOURNED AT 9:28 P.M**

Respectfully submitted,

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Sharon O’Reilly, Secretary