

Holiday Park Park & Recreation District

Meeting Minutes - Fine Committee Meeting held 12/1/2023

Committee Members Attending: Kim Branch (Chair), Marilyn Kenaga, Sharon Kohnoski, Norm Olszewski, Karin Anderson, Roland Ficken

Other Attendees: None

Committee Members Absent: None

1. Housekeeping Items:

- a. Several members went to the wrong location for the meeting. Kim Branch took an action to send texts, emails, and call in the future to ensure that all committee members know the location of the meetings in the future.
- b. There were no questions about the meeting minutes from the 9/20/2023 meeting. Karin Anderson moved to accept the minutes as written. Sharon Kahnoski seconded the motion. All members were in favor of accepting the minutes as written.
- c. Reminder that all committee members must follow all of the deed restrictions and rules.
- d. Kim Branch reviewed the Committee goal (will continue to do this at each meeting); there were no questions.
- e. Kim Branch asked if any of the committee members had a conflict of interest regarding the fines on the agenda. No one did.
- f. Kim Branch stated that per Florida Statute 720, the Fine Committee must have at least 3 members and pass or fail of the fine is by majority vote. If there is a tie, then Kim Branch (as the Chair) would excuse herself from the vote.
- g. Kim Branch reminded everyone that the Holiday Park Fine Procedure and fine schedule are on the Park website under Governance, Rules & Regulations.

2. MH Liquidity – 17 properties – Fine Discussion:

- a. Committee members discussed the timeline of events and all of the information/documents in the fine package.
- b. Karin Anderson mentioned that the fine applied to each of the 17 properties individually.
- c. Sharon made a motion to accept the fines for each of the 17 properties in need of demolition as recommended by the Board. Karin seconded it. The Committee approved the fines by unanimous vote.

3. 6365 Parkview – Carol Bodner Fine Discussion:

- a. Carol Bodner was not in attendance.
- b. Kim Branch discussed how she took the two separate timelines provided by Carmella Coons (current Park Manager) for the two offenses (one for a fence and one for an addition) and put the information into a single timeline. This was due to: 1) several of the certified letters sent to the owner discussed both offenses and 2) there were other artifacts included (or referred to) in the package that were not contained in Carmella's timeline (i.e. permit application for the room addition from the City of North Port website and a letter from the Holiday Park attorney that was referenced in Carol Bodner's letter).
- c. The committee reviewed and discussed the artifacts which included: 1) ACC permit applications, 2) Board of Trustee meeting minutes, 3) Park Manager (previous and current) letters to the owner, 4) the owner's written letter to the previous Park Manager, 5) City of North Port Permit application/inspection status, 6) Holiday Park Attorney letter, 7) photos of the property, and 8) timeline of events which showed the dates relevant to artifacts/meetings held to discuss the fines.
- d. Marilyn Kenaga made a motion to vote on the fine for the fence separately from the room addition. Sharon Kahnoski seconded it. The Committee approved the fine for the fence by unanimous vote.
- e. The Committee continued to discuss the room addition fine and the artifacts related to this offense. Kim Branch relayed the information she had gathered from Jim Oliver. Jim (ACC Chair at the time) had approved the ACC permit in the office for repairs on the right side of the home (looking from the street) due to Hurricane Ian damage. The work called out on the ACC permit was very vague but the

survey attached to the ACC permit was clear that the work was for repairs to the right side of the home. The survey did not show any new concrete or a room addition on the back of the home on the left side (looking from the street) so it was clear that the addition on the left side of the home was not approved. Jim challenged the home owner at the time the concrete was poured (over a weekend) behind the home on the left side and stated the concrete was not approved and a stop work order was issued. The owner later accused Jim of turning her in to the City of North Port for the room addition so Jim's assumption was that a Permit Violation had been issued by the City of North Port. The owner later applied for a building permit for the addition even though the owner did not obtain a Holiday Park ACC permit.

- f. Sharon Kahnoski made a motion to vote on the fine for the concrete separate from the room addition. Norm Olszewski seconded it. The Committee approved the fine for the concrete by unanimous vote.
 - g. There was no additional discussion on the room addition fine. Norm Olszewski made a motion to vote on the fine for the room addition. Karin Anderson seconded it. The Committee approved the fine for the room addition by unanimous vote.
4. Kim Branch took an action to publish the draft meeting minutes and deliver them via e-mail and hard copy for Norm Olszewski who doesn't have an email account.
 5. Meeting was adjourned.