

Holiday Park Park & Recreation District
Board of Trustees Regular Meeting
Main Recreation Hall
April 14, 2022, 2022 @ 7:00pm

I. Call to Order

The meeting was called to order by Chairperson Karin Anderson at 7:00 PM

II. Invocation – Sharon O'Reilly

III. Pledge of Allegiance

IV. Roll Call

Taken By: Deb Good

Present: Chairperson Karin Anderson, 1st Vice Ken Judd, Treasurer Don LaMaster, Secretary Sharon O'Reilly, Trustee Bob Bachman, Trustee Jim Oliver, Trustee Deborah Perla, District Manager Bob Duncan, and Sgt at Arms, Bob Burleigh

V. Approval of previous Meeting Minutes

- a. Motion to approve February 10, 2022 meeting minutes by Bob Bachman, 2nd by Don LaMaster, motion carried.
- b. Motion to approve March 10, 2022 meeting minutes by Bob Bachman, 2nd by Sharon O'Reilly, motion passed.

VI. Report from District Manager

"See Attached"

VII. Treasurer Report

"See Attached"

VIII. Chairperson Report

Our attorney has recommended we add an assistant secretary to our agenda. Karin Anderson thanked the 40 volunteers that helped with the ballot results of the deed restrictions. She also thanked Lisa, Candice & Bob Duncan for all their work (60 hours) with the envelopes, labels, & ballots.

IX. Trustee Report

Sharon O'Reilly – Safety Protocols – We do not have security but we do have a monitor in the park. Please call 911 if you see anything suspicious. You can also call the non-emergency number 941-429-7300.

X. Resident Comments - none

XI. Old Business – none

XII. New Business

1. Recommended wording for Barcode Process

Motion to approve the recommended wording for the Barcode Process by Don LaMaster, 2nd Bob Bachman, motion carried.

Ken Judd reminded everyone to push # before your 4 digit number to get into the gate.

2. Applications for vacant seat #5

Two applicants: John Rabideau & Anita Ross

John Rabideau was nominated by Don LaMaster, 2nd Deb Perla

Anita Ross was nominated by Jim Oliver, 2nd Don LaMaster

Each trustee was given one vote: 6 votes for John Rabideau & 1 vote for Anita Ross

3. Formal Acceptance of Cheryl Morris's resignation

Motion to approve Cheryl Morris's resignation by Don LaMaster, 2nd Bob Bachman, motion carried

4. Ph 2 Roof

Bob Duncan gave 3 options to fix the roof.

Motion to approve a complete roof over for Ph 2 building and Ceramic building by Jim Oliver, 2nd Don LaMaster, motion carried.

5. A/C for Ceramic Room

Bob Duncan gave the A/C bids

Motion to approve Symbiont Service bid for \$5,938.00 with a 10 year warranty for parts/ 5 years labor, 2 ton York by Sharon O'Rielly, 2nd Don LaMaster, motion carried.

6. Trustee Job Description – Security to Property Monitor, revision

Motion to approve job description of Security to Property Monitor with revisions by Deb Perla, 2nd Don LaMaster, motion carried.

7. Trustee Job Description – Homeowner's to ARC, revision

Motion to approve job description of Homeowners to ARC with revisions by Bob Bachman, 2nd Don LaMaster, motion carried.

8. Resolution 2022-07 Approval Title designation for District Manager

Motion to approve title designation for District Manager by Jim Oliver, 2nd Bob Bachman, motion carried.

9. Resolution 2022-04 to establish procedures for all attendees to board meetings

Motion to approve to establish procedures for all attendees to board meetings by Bob Bachman, 2nd Sharon O'Reilly, motion carried.

10. Resolution 2022-05 of procedure for standing committees

Motion to approve the procedure for standing committees with the change of owner/resident who resides in Holiday Park by Jim Oliver, 2nd Bob Bachman, motion carried.

11. Resolution 2022-06 for HP Board of Trustees code of ethics

Motion to approve Holiday Park Board of Trustees code of ethics by Don LaMaster, 2nd Bob Bachman, motion carried.

12. Revision of Room Request & Private Party R & R forms

Motion to approve the revisions of room request & private party R & R forms by Deb Perla, 2nd Ken Judd, motion carried.

13. Termination of employee

Motion to approve the termination of Carlos Sanchez by Don LaMaster, 2nd Bob Bachman, motion carried.

Karin requested that the Board of Trustees discuss how employee termination happens and the employee evaluation process at the next workshop.

14. Variance for 5756 Holiday Park & 5208 Palena Blvd.

Motion to approve the variance for 5756 Holiday Park by Deb Perla, 2nd Don LaMaster, motion carried.

Motion to approve the variance for 5208 Palena Blvd by Jim Oliver, 2nd Don LaMaster, motion carried.

Resident Comments: Joe Gregory 6736 Moonlight, Hal Strang 6912 Apopo Ct, Debra Corey 5208 Palena, Julie Ross-Baitty 5677 Holiday Park Blvd.

15. New Hire

Motion to approve the hiring of James Gafford for the 2 PM to 10 PM shift by Sharon O'Reilly, 2nd by Don LaMaster, motion carried.

16. Approval for Architect to proceed with bids. Project scope accepted.

Motion to approve the architect to proceed with bids and the project scope accepted by Don LaMaster, 2nd Bob Bachman, motion carried

17. Approve Sharon O'Reilly as a check signer for the District

Motion to approve Sharon O'Reilly as a check signer for the District by Ken Judd, 2nd Don LaMaster, motion carried.

18. Ballot results

Sandy Hopkins presented the procedure for the ballot counting. 16 deed restrictions passed.

Motion to verify that all deed restrictions that passed had over 434 yes votes which is a majority of the Homeowners within the park and that the trustees approve the new deed restrictions by Jim Oliver, 2nd Bob Bachman, motion carried.

Bob Bachman thanked those involved with the counting.

Karin Anderson – Ballot results will be sent to the lawyer and then on to the State of Florida. At the closure of the meeting all the deed restrictions that passed will be shown overhead on the screen for residents that couldn't wait until it was placed on the web site. Ballot results will be published in the ARC newsletter for May, Holiday Park Website, Holiday Park Chatter, & mailed out with the budget so residents & owners are made aware of the new deeds & restriction.

19. Nomination for Vice Chair

Motion to nominate trustees for Vice Chair by Don LaMaster, 2nd Bob Bachman, motion carried

Motion to nominate Bob Bachman as 2nd Vice Chair by Don LaMaster, 2nd Jim Oliver, motion carried.

20. Assistant Secretary

Motion to nominate a trustee to be an assistant secretary to sign when Sharon O'Reilly is not available by Sharon O'Reilly, 2nd Don LaMaster. Motion carried.

Motion to nominate Deb Perla by Sharon O'Reilly, 2nd Jim Oliver, motion carried.

XIII. Supplemental Items

Motion to reaffirm the vote for the bond in the March 10th minutes for the approval of the bond resolution by Don LaMaster, 2nd Ken Judd, motion carried.

Jim Oliver shared the draft to ACC rules 13, 26 & 36

Motion to approve the additions to ACC rules 13, 26 & 36 by Bob Bachman, 2nd Deb Perla, motion carried.

Jim Oliver – discussion on the ACC being supported by the Board of Trustees. Trustees may need to make changes to ACC rules.

Ken Judd – If you don't need your spot in the compound please let the office know so that others can use the spot.

XIV. Trustee Comments – None**XV. Resident Comments**

- Bill Mitchell 6563 Hikina – Asking Bob Duncan if he is getting more bids for Ph 2 & Ceramic roofs. Bob Duncan – yes. Bill Mitchell also asked about employee evaluations
- Bruce Trevithick 5684 Holiday Park Blvd – Glad to see discussion of the rules
- Joe Gregory 6737 Moonlight Ct – Asking about the loan rate as it was 3.5% originally. Don LaMaster answered that the loan locked in at 4.279 %.
- Hal Strang 6912 Apopo Ct – Variances should be for safety, etc.
- Norb Schneider 6304 Kilepa – Comment on support of ACC

Additional Comments:

- Karin Anderson – need to better educate new residents about ACC
- Jim Oliver – Final results of deeds means some ACC items will change.

XVL. Adjournment

Motion to adjourn the meeting by Don LaMaster, 2nd by Jim Oliver, motion carried.
Meeting adjourned at 8:41 pm.

Respectfully submitted

Attested to



Deb Good



Sharon O'Reilly