

Holiday Park Park and Recreation District  
Board of Trustees Regular Meeting

December 8, 2022

- I. **Call To Order** by Chairperson John Rabideau at 2:00 p.m.
- II. **Pledge of Allegiance** led by Karin Anderson, Trustee, **followed by Invocation** given by Sharon O'Reilly, Secretary.
- III. **Roll Call**

Chairperson	John Rabideau	Present
1 <sup>st</sup> Vice Chair	Ken Judd	Present
2 <sup>nd</sup> Vice Chair	Bob Bachman	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Asst. Secretary	Deborah Perla	Present
Trustee	Jim Oliver	Present
Trustee	Karin Anderson	Present
Trustee	Donna Mills	Absent
District Manager	Brett Burmann	Present
Sergeant at Arms	Robert Burleigh	Present

John Rabideau added the following to the agenda under supplemental:

- New Architectural Control Committee (ACC) Rule
- Approval of the ACC Committee application

IV. **Approval of Previous Meeting Minutes**

-Motion to approve 10/11/2022 meeting minutes by Bob Bachman. Second by Deborah Perla with modifications.

-Motion carried.

-Motion to approve 10/13/2022 meeting minutes by Bob Bachman. Second by Jim Oliver with modifications.

-Motion carried.

-Motion to approve 10/18/2022 meeting minutes with modifications by Bob Bachman. Second by Don LaMaster.

-Motion carried.

-Motion to approve 11/22/2022 meeting minutes by Bob Bachman. Second by Jim Oliver with modifications.

-Motion carried.

**V. Resident Comments**

-George Clinch asked if there would be resident comments at the end of the meeting, and John Rabideau responded, "yes."

**VI. Treasurer's Report**

See attached "Treasurer Report for Nov 2022"

**VII. Chairperson's Report**

-John Rabideau reported that park cleanup is progressing well thanks to the help of many volunteers. Volunteers are meeting Monday – Friday at 8:00 a.m.

He thanked the Men's Club for providing cordless microphones for today's meeting and for the \$20,000 donation toward Phase 2 pool repair voted on at this morning's meeting.

He thanked "Just Us Girls" for the \$750 donation to be used toward park beautification.

**VIII. Trustee Report**

-Bob Bachman stated that there was too much paperwork for the meeting today.

-Jim Oliver – None

-Karin Anderson reported that the next meeting with the Federal Emergency Management Agency (FEMA) attorney is 12/20/2022 and asked Brett Burmann to update the damages list and send to the Board of Trustees for review. She wanted to make sure we have our bids ready to submit to insurance and FEMA, and that the FEMA attorney has photos of the damages.

-Don LaMaster - None

-Sharon O'Reilly – None

-Deborah Perla reported she is having ongoing problems with communication with Brightview, the business contracted for lawn care. She advised that the Board of Trustees will be discussing in-house lawn care at the 12/27/2022 workshop, and would appreciate residents' thoughts.

Ken Judd - None

IX. **Old Business**  
None

X. **New Business**

A. **Holiday Park Park and Recreation District Board of Trustees By-Laws**

-Karin Anderson reported that the Board of Trustees has agreed on changes in the past, but have not formally updated the By-Laws since 5/8/2014. She presented the changes and asked for Board of Trustee comments.

-Sharon O'Reilly noted the statement under Article V which states, "Each Trustee MUST take an assignment to support the fellow Trustees, District Manager, and the District."

She noted a typographical error under Article VI and suggested rewording Article IX to "Each fiscal year, reports are required to the Board of Trustees from ARC, including Men's Club and 'Just Us Girls,' in order for them to be brought under the Board of Trustees' control for compliance with the laws and other purposes only."

-Bob Bachman asked whether we should remove "COMPILED BY OUTSIDE PERSON" under Article IX, #4.

-Kathy Bachman stated that ARC has an annual audit, and the auditor files taxes.

-Don LaMaster suggested we consult our attorney.

-Karin Anderson reminded the Board of Trustees that a public meeting of residents must occur 10 minutes prior to the next regularly scheduled meeting.

Karin Anderson motioned to accept the By-Laws as presented, with the above changes in wording, and, pending attorney comments. Second by Bob Bachman  
-Motion carried.

-Karen Anderson will post the revised By-Laws on the Holiday Park website when finalized.

B. **Architectural Control Committee (ACC) Head**

-John Rabideau asked for a Trustee volunteer to oversee the ACC. There were no volunteers.

-Jim Oliver stated that he is stepping down from this position because he does not feel supported by the residents or the District Manager. He has tried hard to help

residents who experienced damage from Hurricane Ian. He states the ACC has received 72 permit applications in the last week. He will not accept any Trustee assignment that require rule enforcement.

-Bob Bachman wants the Fining Committee to become active.

-Karin Anderson stated that we need to send out letters before a fine may be assessed. She also wants the Board of Trustees to help Brett Burmann facilitate getting these letters sent out.

-Bill Mitchell read a prepared written statement. He was approached by Brett Burmann and John Rabideau and asked to oversee the ACC. He believes this was done without first consulting the full Board of Trustees and is concerned about a possible Sunshine Law violation. He is concerned that "The Chair and Manager continue to discuss and make decisions without the entire Board being involved." He was surprised by the attorney opinion that the ACC head could be a non-Trustee, because our By-Laws clearly state that the ACC Chairperson must be a sitting Trustee. He declined the offer of Chairmanship, but will continue serving on the ACC.

-Jim Oliver was also concerned that Brett Burmann and John Rabideau approached Bill Mitchell without first bringing this to the full Board of Trustees.

**AT 2:47 P.M., JOHN RABIDEAU PROPOSED A 10-MINUTE BREAK.  
THE MEETING WAS RESUMED AT 2:55 P.M.**

**C. Pickleball Fence**

Item tabled.

**D. Tennis Fence**

Item Tabled

**E. Carpet and Tile Removal – Main Club House**

-John Rabideau reported that the carpet and tile removal must be done for Americans with Disabilities Act (ADA) compliance.

-Jim Oliver motioned that we spend \$9,000 to fix the carpet and tile. Second by Bob Bachman.

-Motion carried.

**F. Electrical Upgrades**

-We are still waiting for a Request for Proposal.

**XI. Supplementals**

**A. Men's Club Purchase of Exterior Grill, Not to Exceed \$11,000**

-Jim Oliver pointed out that this is a much-needed purchase, as the old grill is rusted out, and picnics are important to the park residents.

-Bob Bachman gave a breakdown on costs.

-Ken Judd advised that the cost of stainless steel has increased.

**B. New ACC Rule Proposal**

-# 13-D: Supports required for carports, or other structures, such as porches; and sheds should be constructed with aluminum, steel or other approved material. Wood must be encased in either aluminum, vinyl siding, or painted to match the coach or painted white."

-Jim Oliver stated this new rule is needed to preserve the aesthetic quality of the park.

Ken Judd suggested that "PVC sleeve" be added to the new rule.

-Motion by Bob Bachman. Second by Deborah Perla to approve the ACC Rule #13-D with the addition of PVC sleeve.

-Motion carried.

**C. ROBERT BURLEIGH APPLICATION**

-Motion to approve Robert Burleigh application for appointment to the ACC by Bob Bachman. Second by Karin Anderson.

-Motion carried.

-Jim Oliver stated that Robert Burleigh meets all qualifications for the ACC.

**XII. Trustee Comments**

-Ken Judd – None

-Deborah Perla – None.

-Sharon O'Reilly asked the Trustees to discard the copy of the 11/29/2022 meeting minutes handed out today.

-Jim Oliver – None

-Bob Bachman reminded residents that Frank Lampe's funeral is tomorrow morning at 10:00 a.m. at San Pedro Church. He encouraged residents to attend and stated that Frank was a great asset to our park and will be missed.

-Don LaMaster – None

-Karin Anderson asked if a thank-you letter had been sent to our sister park, and John Rabideau responded "yes." She wants letters sent to residents who have not started any cleanup or repair to their homes. She is concerned about signing a contract with the City of North Port for final debris removal and that the contract mentions billing FEMA multiple times. She is concerned about the effect this may have on the park's reimbursement by FEMA for the money the park has already spent on cleanup.

### **XIII. Resident Comments**

-Yvonne Warner, Lois Langtry, and Sandy Hopkins volunteered to help out in the office.

-George Clinch announced that there would be a dance this Saturday, from 3:00 – 5 or 6:00 p.m., Phase 2 parking lot. He was concerned about the future of the Men's Club, due to multiple officer resignations at the beginning of the season. Several residents have stepped up to offer to fill vacant positions, including John Sermersheim as the new President.

-Jackie Mitchell reminded residents of two golf cart parades on Saturday, 12/17/2022. Meet at Phase 2 parking lot at 12:30 p.m., with a start time of 1:00 p.m. Prizes will be awarded at the end of the parade. The Church of Hope will serve cookies and give out gift baskets to women who submitted a basket request. The night parade will meet at Phase 2 parking lot at 5:45 p.m.

-Marilyn Bean questioned whether both the resident and builder needed to attend the ACC meeting when applying for a new home permit. She states that some builders have to travel a long distance and would like to see other options for builders such as text, phone call, or zoom.

-Roy Auger agreed with Marilyn Bean's suggestion to the ACC. He also wants the Phase 2 deck space to be enlarged prior to the fence being replaced. He thanked

the Men's Club for their contribution to Phase 2 pool repair and is happy that pool lighting for night-time swimming will be added.

-Jim Oliver was concerned about the ramifications of having too many people in the pool, if deck size is increased.

-Roy Auger thought it was important to provide more pool deck space for socializing.

-Bruce Trevithick will be serving wine during the golf cart parade at 5684 Holiday Park Boulevard.

-Kathy White asked Brett Burmann about removal of large trees on common areas, and Brett is hoping to get Wessel to help with this.

-Kay Campbell asked Deborah Perla to clarify in-house lawn care.

-John Sermersheim wants lawn care to be done in house.

#### **XIV. Adjournment**

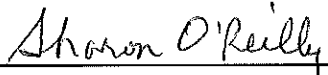
Motion to adjourn the meeting by Don LaMaster. Second by Bob Bachman.  
Motion carried.

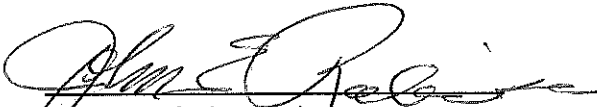
**MEETING WAS ADJOURNED AT 3:25 P.M.**

Attachment:  
Treasurer Report for Nov 2022

Respectfully submitted,

Attested to,

  
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Sharon O'Reilly, Secretary

  
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John E. Rabideau, Chairperson

12/8/2022



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## Treasurer Report for Nov 2022

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### Assessments

Assessments Received: \$ 417,805.78

### Renovation

Nov Renovation Draws: 147,064.94

### Monthly Income and Expenses

Nov Income: \$ 412,773.24

Nov Expenses: \$ 246,795.09

### Bank Balances as of Nov 30, 2022

Restricted Funds: \$ 519,069.83

Restricted Interest: \$ 27,978.04

Unrestricted Funds: \$ 833,406.39

Total Funds Available: \$ 1,380,454.26