

HOLIDAY PARK, PARK & RECREATION DISTRICT

Board of Trustees Workshop

Main Recreation Hall
December 27, 2018 @ 9:00 AM

I. Call to Order:

The meeting was called to order by Chairperson Richard Gortz at 9:00 A.M.

Chairperson Gortz announced that Jessica Montgomery would be taking meeting minutes in Secretary Dorlis McKinney's absence.

II. Roll Call:

Taken by: Jessica Montgomery

Present: Chairperson Richard Gortz, 1st Vice Karin Anderson, Treasurer Don LaMaster, Trustees Betty Hart, Bill Mitchell and Bob Bachman, Park Manager Tess Schofield, and Sergeant-at-arms Jim Oliver.

Excused: Secretary Dorlis McKinney, Trustee Ken Judd

III. New Business:

1. ACC Rules revision(s)

Bob Bachman explained changes to the language in the rules accounted for most of the changes being proposed. Bob also highlighted that rule #34 changed to include "Outside the original footprint of the home" and "Inside the original footprint of the home." He and the ACC committee approve of these changes.

Discussion:

Regarding the proposed changes, the general discussion focused on rule #18 Colors and enforceable rules. Regarding #18 Colors, color palettes were mentioned in the past and presently. The audience was reminded that when Holiday Park sought legal council on this matter, it was decided that we would not institute a color palette.

Bill Mitchell – Why was note about set back removed, #13?

Bob Bachman – Wording was duplicated.

Cheryl Morris – #18 Colors – What is the purpose of the rule if it is not enforceable? #29 Lawns, the wording assumes applications will be approved. The park may want to re-word that.

Karin Anderson – Some rules may not be able to be enforced at this time, they are encouraged, but once a rule is added to the Deed Restrictions it is enforceable. Last time we changed the Deed Restrictions we added the ACC rules and the Park's General Rules and Regulations.

Cheryl Morris – The rule states (in reference to #18) "shall conform with the esthetic value of the community." What is the esthetic value of the community? This means something different to each resident, maybe a color palette would help us decide what our "esthetic value" is.

Dick Gortz – It is worded this way due to variance.

The board consensus was to move this item to our Regular meeting agenda.

2. Holiday Park General Rules & Regulations – Proposed addition of gas tank installation guidelines

1st Vice Chair, Karin Anderson, explained that some residents are doing self-installation of gas tanks on their property. She contacted AmeriGas and obtained the guidelines they use when installing and used this information to write the proposed rule. She then read the rule to all in attendance.

Discussion:

The general discussion focused on safety and how/why the city would be allowing these self-installations of small propane/grill tanks.

Bob Bachman – The rule looks good but has no mention of size of tanks.

Don LaMaster – Would we require them to call (811) before staking?

Cheryl Morris – Said she supports size restriction.

Dick Gortz – He would take a stab at re-writing the rule for the next meeting. Also, this would be enforceable if we added to Deed restrictions.

Karin Anderson – She will be calling Suburban to check on their guidelines as well.

Jim Oliver – He is also in disbelief that the city will allow grill tanks. He explained being un-happy with his tank install process as the sub-contractors did everything wrong. He mentioned how helpful the inspector was, very strict but very knowledgeable. Has anybody talked to an inspector as opposed to the employee answering the phone?

Dick Gortz – We will make sure to talk with an inspector.

The board consensus was to move this item to our Regular meeting agenda.

3. Holiday Park General Rules & Regulations – Proposed addition of gas tank screening

1st Vice Chair, Karin Anderson, explained that this rule was requested due to the unsightliness of the tanks being installed.

Discussion:

The general discussion focused on the type of guidelines the ACC would use.

Brett Mounsey – He suggested the park start to incentivize items that we wish residents to adopt instead of stating must or have to. He used the example of reaching out to a plant nursery to negotiate on the cost of the plant we wish to use to camouflage the tanks, and then encourage residents to utilize them.

Cheryl Morris – She asked why we are forcing residents to camouflage a utility. She doesn't believe it should be forced as others are not.

Dick Gortz – Mentioned that seasonal residents purposely do not plant things due to upkeep while they are away. He also mentioned upkeep and replacing in general and how that would be handled.

Jim Oliver – He stated that tanks are leased, and you cannot paint or change them in any way. He stated that there is a tank in the park that has PVC fencing around it and it looks great, but it is not approved and there was no application/permit. It is also no maintenance as opposed to plantings.

The board consensus was to table this item for further discussion at a future Workshop.

4. Community webcam(s)

Park Manager, Tess Schofield, explained that Trustee Don LaMaster brought this idea to her, to include northern residents. Initial research on price of webcam, Dropcam Pro, \$199.00. Link drops straight into website for streaming, there is also an optional \$99/year for content saving.

Betty Hart – Where would they be located?

Don LaMaster – Looking out the front of the recreation buildings.

Cheryl Morris – Who would be responsible for maintaining? She likes the idea.

Dick Gortz – The Park staff would be responsible for maintaining.

The board consensus was to move this item to our Regular meeting agenda.

5. New Hire – Michael Pauls

Park Manager, Tess Schofield, explained that in the absence of Zachary Shorty, the Park has hired Michael Pauls. He is very nice and is doing well so far.

The board consensus was to move this item to our Regular meeting agenda.

IV. Supplemental Items:

None

V. Trustee Comments:

Bill Mitchell: Asked if Karin Anderson and/or Tess Schofield had reached out to the North Port police about speeding yet?

Tess Schofield: Yes, we are awaiting their call back.

Bill Mitchell: He explained that his neighbors have emotional support animals that bark all the time. Plus, they have guests in that have brought 2 dogs as well. The residents created a fenced in area in the carport and they leave the pets out there. Are there any rules about guests and pets?

Don LaMaster: He mentioned there is nothing in the deed restrictions about guests bringing pets. By the time we are made aware and send a letter the guests are gone.

Tess Schofield: The fencing can be addressed.

Dick Gortz: If we address the fencing it may solve the issue.

Tess Schofield: The Park will be removing the paper recycling bin in Phase II. The Park is making approximately \$100.00 annually, the company will start to charge a \$50.00 trip charge each time they come to pick up. If you would like to continue recycling and you have no bins or need more bins, please reach out to Solid Waste to request personal bins.

Dick Gortz: Explained the market for paper and plastic and how hard it is to get rid of now. Reiterated that this recycling bin would be the last and to call Solid Waste for personal bins.

Bob Bachman: None

Don LaMaster: None

Karin Anderson: The sign mentions recycling being removed, please call Solid Waste.

Betty Hart: Computer club meeting next week, Tuesday at 6:30pm. Please come out and join us, we will have a police officer here to talk about Cyber Safety, all are welcome.

VI. Resident Comments:

Norb Schneider – Regarding the tank issue, what is the difference between an enclosure and a fence?

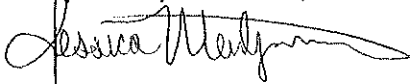
Brett Mounsey – Wanted to notify us that he is working on a solution to his variance request and will bring it to the Board once it is figured out.

VII. Adjournment:

Motion to adjourn the meeting by Don LaMaster, 2nd by Bob Bachman. All in favor.

Meeting adjourned at 10:05 am.

Respectively Submitted,

A handwritten signature in black ink, appearing to read "Jessica Montgomery". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jessica Montgomery
Holiday Park, Administrative Assistant