

Holiday Park Park and Recreation District
Board of Trustees Special Meeting

July 27, 2023

I. **Call To Order** by Chairperson Cheryl Morris at 9:00 a.m.

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

III. **Roll Call** taken by Sharon O'Reilly

Chairperson	Cheryl Morris	Present
1 st Vice Chair	Ken Judd	Present
2 nd 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. **Resident Comments**
None

V. **District Manager Comments**

Carmella Coons reported that the holes for the new signs will be corrected. She is continuing her inspections and sending certified letters for violations. The tree company is still working on tree removal. The City of North Port will adjust Holiday Park's water bill, and the water has been turned off.

VI. **Trustee Comments**

- Bob Bachman reported that a lightly used bingo machine has been purchased for \$11,000, and that all expenditures from the \$75,000 bond money designated for Phase 1 building have been used and the work completed. There is about \$32,000 left in this fund. Cheryl Morris asked Don LaMaster to present how much bond money is left at the next meeting.
- John Rabideau: None
- Don LaMaster: None

- Ken Judd stated that a fund has been set up for replacement of the bingo machine and asked if this fund could share the cost of the new machine.
- Shawn Slattery: None
- Deborah Perla: None
- Sharon O'Reilly wants to see meetings available by Zoom as soon as possible. Cheryl Morris stated that Trustees voted not to Zoom. Sharon O'Reilly believes the issue of availability is very important to the residents. It was agreed to move this item to the next meeting on 8/8/2023. She also stated that, as safety officer, she wanted Big Fish camera training as soon as possible.

VII. **Chairperson Report**

Cheryl Morris asked that the agenda order be changed. Appointment of Trustee Seat #3 will be the second item under "Old Business" after the discussion of finances.

Cheryl stated that the Board of Trustees has a priority expenditure list which the Board has not been following. The Board has been spending money on a reactive basis instead. Cheryl created a list which she will give to Carmella to supplement. Cheryl asked that, after Carmella has reviewed and enhanced the list, it be distributed to the Board for input. Cheryl would like to use this list to plan future expenditures and set spending priorities.

VIII. **Old Business**

A. **Financial Update**

Cheryl Morris stated that the Board will be spending money today (7/27/2023), and asked Don LaMaster to give an update on finances. Don stated that Holiday Park has about \$400,000 in Operations to spend through the end of October 2023. As of 6/20/2023, the bond account balance was \$286,000, not including the \$75,000 allocated for Phase 1 building. Don LaMaster also stated that the new bookkeeper is working hard.

B. **Appointment of Trustee Seat #3**

- Cheryl Morris asked for discussion prior to a motion and asked Ken Judd if he had a copy of Jackie Mitchell's application/resume. Ken stated that he had not seen Jackie's resume/application, but has known her personally for many years. Ken stated he has seen a couple of things he did not like, and that is one of the reasons why he is attending the meeting today. Ken stated that the Trustees

need younger, not older, people on the Board, and he would be voting against Jackie's appointment. Cheryl reminded Ken that the Board only has one applicant, and the Board agreed to fill vacant Seat #3. Cheryl asked for a motion. Shawn Slattery motioned to appoint Jackie Mitchell to vacant Trustee Seat #3, second by Don LaMaster. Don asked for a roll-call vote:

Cheryl Morris	Yes
Ken Judd	No
Deborah Perla	Yes
Don LaMaster	No
Sharon O'Reilly	Yes
Shawn Slattery	Yes
John Rabideau	No
Bob Bachman	No

- Vote is tied, and there will be no installation of Trustee Seat #3.

C. **Phase 2 Pool**

- There was a lengthy discussion regarding how to proceed with Phase 2 pool repair. The Board voted, at a prior meeting, to hire three independent contractors - plumbing, electrical, and concrete – to do repairs. The plumber does not want to proceed with repairs (see 7/25/2023 meeting minutes) due to some unforeseen issues, and wants Holiday Park to hire an engineer. Scott Vaughn, PE, LLC, would charge \$2,500, but will only work with a commercial pool contractor. There were many concerns raised about replacement versus repair, including needing a county permit, excessive cost of using a pool contractor, and the three previously-signed contracts. Money has already been paid to two contractors. Pied Piper Plumbing was paid \$1,646 to date, and Shawn Slattery stated no more money is owed at this point. Cement Scapes required a down payment of 40% of the contract, and it is not clear if the concrete work done to date has been paid for. Steve Grossl will be working with Cement Scapes to do additional projects, if money is still available. There was concern about loss of money if Holiday Park withdraws from the contracts. Several Trustees believed Holiday Park needs an engineer and a licensed pool contractor to move this project forward. There were questions about why the damaged fiberglass could not be constructed out of concrete, and Steve Grossl stated this would take six weeks to complete. Shawn Slattery stated the Board cannot make final decisions about Phase 2 pool until the Board has drawings from an engineer. He stated the goal was to use existing equipment.
- A motion was made by John Rabideau to hire Scott Vaughn, PE, LLC, as Holiday Park's engineer, second by Bob Bachman. Motion carried.

- Cheryl Morris stated the Board needs to discuss how Holiday Park is going to pay for the Phase 2 pool project. She suggested using bond money, as the purpose of the bond was for physical structures. Don LaMaster stated that the leftover bond money should cover Phase 2 pool repairs and the pipe lining project.
- Bob Bachman motioned to use bond money for Phase 2 repairs, second by Shawn Slattery.
Motion carried.
- Shawn Slattery asked Steve Grossl to obtain a timeline from Scott Vaughn, as well as an update at the next meeting on 8/8/2023. Steve stated he believes Scott can complete the project in three-four weeks, at a projected cost of \$23,000, not including Scott's fee of \$2,500.

D. Gem Plumbing Pipe Lining

- Cheryl Morris stated this project is a must-do and asked Steve Grossl to present the scope. Steve stated that, of the three plumbers who evaluated the problem, only Gem Plumbing was able to diagnose it correctly. Steve answered Trustee questions. Steve also responded that the vent pipes were part of the lining process, and the lining should provide a long-term solution to the positive smoke test.
- Ken Judd motioned to accept the bid from Gem Plumbing of \$80,725 to reline the pipes using bond money to pay for the project, second by Bob Bachman.
Motion carried.
- Carmella Coons stated she has a call in to Gem Plumbing and will ask for a discount.

E. Amended Board Resolution 21-01 Being Replaced with 23-04

Bob Bachman motioned to accept Resolution 23-04, with typographic corrections on pages 1 and 3, second by Don LaMaster.
Motion carried.

F. Hutchinson Fine

- Sharon O'Reilly thanked Carmella Coons for a timeline of this issue. There was a discussion of the fining procedure, and it was clarified that the fine is \$100/day per violation, up to a total of \$1,000. It was agreed that the Hutchinsons be fined for three violations:

1. Not honoring a stop-work order.
 2. No Architectural Control Committee (ACC) permit to pour concrete.
 3. Driveway size not in compliance with ACC Rule 13.
- Bob Bachman motioned for the Board to fine the Hutchinsons for three separate violations of ACC rules and that this be sent to the Fining Committee, second by John Rabideau.
Motion carried.
 - Carmella Coons will send letters by regular and certified mail to the Hutchinsons regarding the Board of Trustees' intent to fine, as well as the date of the Fining Committee meeting. A letter was previously sent to the Hutchinsons advising of today's (7/27/2023) meeting.
 - John Grimes, 5756 Holiday Park Boulevard, asked if the City of North Port was addressing code violations for new carports, and Bob Bachman responded that the City is working on carport violations.

IX. New Business

A. Maintenance Golf Cart Shed

Carmella Coons stated that Steve Grossl and his crew will rebuild the shed. Holiday Park will not use Sunshades, and this will lower the cost of the project.

B. Insurance Policy Update

Cheryl Morris stated that she, Gary Chapman, and Carmella Coons had a four-hour meeting with Holiday Park's insurance company, Egis, on Monday (7/24/2023). Cheryl asked Gary to present the results of that meeting. Gary stated that the Board charged him with two tasks. His first was to identify and file claims. He has filed over 40 claims. His second was to make recommendations for a new insurance policy. Gary recommended many changes to Holiday Park's current policy, including strategies to decrease deductibles, and moving items from specified peril to inland marine. Gary noted that Holiday Park was significantly underinsured for Hurricane Ian damages. He stated that Holiday Park needs to be insured for what it is worth. Gary advised removing some items from the current policy. His proposal would increase the current cost through the renewal date in October 2023, by about \$3,000. The renewal cost in October would be an additional \$15,000 and would increase coverage by 65%, from the current \$2 million to greater than \$4 million in coverage. This cost would be about an additional \$75/year per household. This money is already allocated in the budget. Gary answered questions and noted the effective date would be 7/24/2023. There was discussion and agreement

that Holiday Park needs to make these changes as soon as possible. Ken Judd motioned to accept the insurance policy according to Gary Chapman's proposal effective as soon as possible, second by Don LaMaster.
Motion carried.

A BREAK WAS TAKEN FROM 11:05 A.M. – 11:11 A.M.

X. Supplemental

A. Freezer

- The freezer in the Phase 1 building needs to be replaced. There was a proposal to replace it with the Avantco A-49F-HC-54-inch Solid Door Reach-In Freezer for \$2,399. Discussion included whether or not Holiday Park would want to go with a freezer with a better warranty. Shawn Slattery suggested purchasing an extended warranty.
- Don LaMaster motioned to purchase the Avantco freezer for \$2,399, and purchase an extended warranty, with total cost not to exceed \$2,700, second by Bob Bachman.
Motion carried.
- It was noted that the current freezer would need to be removed. The Men's Club and Activities and Recreation Council may be able to contribute to payment for the freezer.

B. Meyer Variance

- Cheryl Morris stated that the ACC should not have approved Tim Meyer, 5436 Joy Court, a permit, as it is a violation of the ACC Rules. Cheryl stated the correct procedure was for the ACC to deny his request, then send it to the Board of Trustees as a variance request. The Meyer's new home does not meet the 4 foot setback rule for carport/lanai, but there was general agreement that, since the new home was being placed on the original home's footprint, a variance should be granted. Cheryl explained that, about 8-9 years ago, during a big change in ACC Rules, the lawyer suggested letters be sent grandfathering in the current homeowners who were not in compliance with the new rules. This was never done.
- Bob Bachman motioned to approve the Meyer variance, second by Don LaMaster.
Motion carried.

XI. Trustee Comments

- Bob Bachman: None
- Don LaMaster: None
- Ken Judd stated he is happy with the work that has been done in Holiday Park over the summer since he has been away. He is also happy with the acoustics in the Phase 1 hall. He said he is only at Holiday Park for a short period of time. He stated he needs a break and cannot do the Trustee job 12 months a year.
- Shawn Slattery: None
- Deborah Perla resigned as Chairperson of the ACC.
- Cheryl Morris stated she was very disappointed and discouraged that the Board did not appoint a Trustee to the Seat #3 vacancy today. She stated the Board received only one applicant and had agreed that they wanted the position filled. She further stated that it was shameful to not appoint a candidate who deserved to be on the Board. Don LaMaster responded that Cheryl Morris should be ashamed of herself. Don stated that we are looking out for the best interests of this park, and that we need younger people on this Board. Cheryl Morris responded that no one younger applied.

XII. Resident Comments

- Slotteo Ruggiero, 5000 Palena Boulevard, agreed with Cheryl Morris' Trustee Comments and asked that coffee be served at the meetings.
- Jackie Mitchell, 6253 Hakina Drive, stated she has a lot to contribute as a Board of Trustees member, based on her experience and background. She was offended that she did not get votes from some Board members due to her age. She stated she would like to speak to each Trustee who voted against her to understand their reasoning. She feels she deserves an explanation in private or even here, today (7/27/2023) at the meeting.
- Sharon O'Reilly responded that she did not speak up at the time of Trustee Comments because she was very upset that the Board of Trustees did not appoint Jackie, and she did not want to be divisive. Sharon is concerned about the age comment and stated that no business can discriminate based on age. It was her understanding that the two comments, age and personal issues, were the grounds some Board of Trustees members used to not appoint Jackie.

Don LaMaster responded that his decision to not appoint Jackie was based on how he was treated by her and her husband, Bill Mitchell, at a past meeting.

Don LaMaster and Bob Bachman left the meeting prior to adjournment.

Robert Burleigh called for order in the room.

XIII. Adjournment

Motion to adjourn the meeting by Sharon O'Reilly, Second by Shawn Slattery.
Motion carried.

MEETING WAS ADJOURNED AT 11:40 A.M.

Respectfully submitted,

Sharon O'Reilly, Secretary