

Holiday Park Park & Recreation District  
Board of Trustees Workshop Meeting

February 27, 2024

I. **Call To Order** by Chairperson Cheryl Morris at 8:59 a.m.

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

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

Chairperson	Cheryl Morris	Present
1 <sup>st</sup> Vice Chair	Ken Judd	Present
2 <sup>nd</sup> Vice Chair	Deborah Perla	Present
Treasurer	Don LaMaster	Excused
Secretary	Sharon O'Reilly	Present
Assistant Secretary	Shawn Slattery	Present
Trustee	John Rabideau	Present
Trustee	Bob Bachman	Absent
District Manager	Carmella Coons	*Excused
Sergeant at Arms	Robert Burleigh	Present

\*Arrived at meeting at 12:10 p.m.

IV. **District Manager Report given by Cheryl Morris**

1. Rear gate repair delayed due to unavailability of a part.
2. Carmella Coons is in the process of hiring a new groundskeeper to replace Charles.
3. Carmella is getting lawn contract bids. (See New Business #1.)
4. The pool temperature has to be kept at 86 degrees to control growth of algae.
5. Kathy Foxen-Houp is assisting Carmella to see if there are grants available to Holiday Park.
6. Carmella is awaiting mulch delivery.
7. She is working on storm drain/asphalt repairs. There are two repairs needed on Palena Boulevard.

SCANNED

8. Holiday Park passed its fire inspection last week.
9. Repair to the clog in the men's bathroom in the Phase 1 building was completed in house.
10. Repairs to the pond benches are complete.
11. The concrete ballards on Phase 1 and 2 buildings were repaired and painted.
12. Carmella is looking at concrete slabs for benches to make it easier for mowers.
13. Please complete a corrective action form in the office if you have a concern.
14. The pool signs will be changed to reflect allowing bottled water by the pool.
15. Carmella was asked by residents to have the lap swimmers' time increased to 8:00 a.m. – 10:00 a.m. and to purchase temporary lane markers. This item will be moved to the 3/26/2024, Workshop Meeting.

**V. Chairperson's Report given by Cheryl Morris**

1. She added one item to the Supplemental on the agenda.
2. She reported that Carmella Coons signed a contract through January 31, 2026.

**VI. Trustee Comments**

- Ken Judd: Nothing to report.
- Shawn Slattery would like to do a survey asking residents what their priorities are. Cheryl Morris suggested that the Communications Committee work on this.

Shawn wants a right-turn lane on Tuscola Boulevard and U.S. 41. Cheryl stated that this is a Florida Department of Transportation issue and could be addressed by the new Board of Trustees.

Shawn requested a more detailed report on financials when the Treasurer gives his report. Sharon O'Reilly asked for a monthly report from Carmella Coons on her spending.

- Deborah Perla reported that U.S. Lawns gave a 30-day notice and is asking for a \$85,000 increase. She is working with Carmella to obtain lawn bids. (See New Business #1.)

- Sharon O'Reilly asked residents to call the police and not go to the office for police concerns. Recently residents have gone to the office for excess noise complaints and an exhibitionist issue. These concerns should be reported to the police. She asked that all residents comply with the new Florida statute regarding operation of golf carts.
- John Rabideau: Nothing to report.
- Bob Bachman asked why a resident variance was not on the agenda. Cheryl Morris responded that she received no information regarding this issue. Bob stated he would get the information so it could be added to the Supplemental on today's (2/27/2024) agenda.

## **VII. Resident Comments**

- Ernie Mitchell, 6403 Hikina Drive, expressed multiple concerns regarding the budget. He believes several budget categories are underfunded, and we should spend money to get Holiday Park back to its pre-Hurricane Ian state. He believes there is money from insurance available to spend to restore Holiday Park, and we have enough in operations and reserves to cover us until the end of the budget year.
- Karin Anderson, 5072 Palena Boulevard, expressed concern that Holiday Park can't legally demolish condemned homes. (See New Business #4.)
- Jim Oliver, 6566 Greenview Court, asked the Board members if they reviewed the general Rules and Regulations in preparation for today's agenda. He stressed the importance of Board members being prepared to discuss agenda items.
- Kim Jacobs, 5064 Palena Boulevard, expressed concerns that some residents are practicing a form of vigilantism when it comes to rule enforcement. She encouraged residents to call the police or make a report to the office, rather than confront fellow residents.
- Jackie Mitchell, 6563 Hikina Drive agrees with Jim Oliver's statements. She is also concerned that residents don't have more detailed access to what the Board is discussing on each agenda item. With regard to Old Business Item #3, Deed Restrictions, she is aware that some residents do not want to rebuild, and they are in the process of selling their lots. She wants provisions made for residents in this situation.

- Shawn Slattery responded to Jim Oliver's and Jackie Mitchell's concerns, stating that each Board member has the necessary information regarding Rules and Regulations and Deed Restrictions in their packets.
- Cheryl Morris stated that she asked the office several times to prepare slides with details of the agenda items for residents to view during the meeting, and this has not happened.

## VIII. Old Business

### 1. Non-Owner Status

Shawn Slattery believes that the Non-Owner Occupants General Rule and Regulation A.3 should be accepted as written. There was a consensus to move this item to the 3/14/2024, Regular Meeting for vote.

### 2. Email Policy and Email Conversion

Cheryl Morris reported that the Holiday Park attorney reviewed and approved this document. It was agreed that the Board can't vote on this item until all Trustees are converted to the new email system. The Board can vote on this at the 3/14/2024, Regular Meeting, if all Trustees are converted.

### 3. New Deed Restrictions

Shawn Slattery reviewed proposed changes to the following Deed Restrictions:

- 3s defining a clean, well-maintained list. There was consensus to make this change.
- 3b #1, carport placement timing after new home placement – proposed 180 timeframe. There was discussion among the Board and residents. Concerns were expressed regarding the proposed timeframe for carport placement. Concerns were also expressed regarding repair of damaged homes. Our current Deed Restrictions require that repairs be completed within 3 months. The Board may grant variances.
- 3b #2 regarding setback requirements was discussed. Cheryl Morris spoke with the Holiday Park attorney, and this change only needs to be made in the Architectural Control Committee (ACC) rules – not the Deed Restrictions.
- 3h, Property Ownership Revision Change. There was a consensus to make this change.

- 3j, Occupant age changes. There was a consensus to make this change. Shawn Slattery proposed moving the three agreed-upon Deed Restriction changes to the Fall.

#### 4. Rules Related to Overnight Guests

Shawn Slattery presented proposed changes, including new wording for Sections A and C, and removing D. He also suggested changing E to A2, and adding Non-Owner Occupants to Section A, which would become A3.

There was a lengthy discussion between the Board and residents. Cheryl Morris asked Shawn Slattery to make the proposed changes and bring them to the next 3/26/2024, Workshop Meeting.

**A BREAK WAS TAKEN FROM 10:37 A.M. – 10:46 A.M.**

#### 5. Streaming Process and Procedures

Cheryl Morris asked Kim Jacobs to give an update. There were concerns about the streaming process and agreement that a step-by-step process for streaming was needed. Kim stated that documents for agenda items could easily be put on the screen. Carmella Coons is working with the office staff and Communications Committee to streamline this process, which would also include a procedure allowing absent Trustees to attend the meeting remotely.

#### 6. ACC Setback Rule Changes

This was discussed under Old Business #3.

### **IX. New Business**

#### 1. U.S. Lawn Contract

U.S. Lawns terminated their current contract. There was a lengthy discussion between the Board and residents as to how to proceed with this issue. After discussion, it was agreed to:

- Negotiate with U.S. Lawns. Ernie Mitchell volunteered to accompany Deborah Perla when she meets with U.S. Lawns.
- Continue to pursue other bids, including asking Brightview for a bid.

- Define the Request for Proposal (RFP) scope as soon as possible.

This item was moved to the 3/14/2024, Regular Meeting due to the time constraints. An emergency meeting will be scheduled for 3/18/2024, at 9:00 a.m., to further discuss this issue, if needed.

## 2. Fine Procedure Draft Changes

Cheryl Morris asked Kim Branch to present the proposed Draft of Changes to Deed Restrictions, Rules and Regulations Enforcement Procedure Resolution 2024-XX. She stated that the goal was not to fine individuals, but to encourage residents to follow the rules. After discussion, it was agreed to move this item to the 3/14/2024, Regular Meeting, for vote.

## 3. Medium-Term Priority List

This item was tabled until the next workshop. John Sermersheim, 6882 Hikina Drive, President of the Men's Club, stated that the Men's Club could help with restoration costs. He would like to see a finance committee formed.

## 4. Holiday Park Demolition of Uninhabitable Homes

There was discussion concerning the 3-month timeframe to repair/remove damaged homes. There was agreement that Holiday Park cannot demolish a home that it doesn't legally own. It was suggested that we get help from the City of North Port regarding homes that are deemed uninhabitable. Carmella Coons will contact the City of North Port, and Cheryl Morris will consult with the Holiday Park attorney after we have more information from the City of North Port.

## 5. Unpaid Fines: LLC

The LLC has been billed \$20,000 in fines, and these are unpaid. There was general agreement that our two options are litigation or just letting it go. After discussion, there was agreement that Cheryl Morris will consult Holiday Park's attorney regarding this issue.

## **X. Supplemental**

### **1. Trustee Ethics Training**

Each Board member is required to complete 4 hours of State-Mandated Ethics Training. The Holiday Park attorney will cover the Sunshine Law on 4/5/2024. Cheryl will also ask him to do Public Records Training on that date. It was agreed to wait until the new Board is in place to further discuss the process for Board members to complete this training. This item was moved to the next 3/26/2024, Workshop Meeting.

### **2. Variance 6586 Greenview Court**

Bob Bachman presented this variance request for shed placement and thinks it should be approved. This item will be moved to the next 3/14/2024, Regular Meeting, for vote.

## **XI. Trustee Comments**

- Bob Bachman asked Kathy Bachman, Activities and Recreation Council (ARC) President, to discuss upcoming events. She gave details regarding the Classic Car Show and Sock Hop scheduled on 3/23/2024, from 3:00 pm. – 7:00 p.m., in the Phase 2 parking lot. She asked the Board to consider a future event allowing food trucks to come into Holiday Park for an afternoon.

There will also be an event on 3/3/2024, "Afternoon in Pair-A-Dice."

- Shawn Slattery agrees with John Sermersheim that we need a finance committee. Cheryl Morris stated we would need to change some rules and regulations for this to happen.
- Sharon O'Reilly asked if we needed to vote on streaming. Cheryl Morris stated that we had done this. Shawn Slattery said we agreed at the last meeting to vote on a streaming policy and procedures. It was agreed to move this item to the 3/26/2024, Workshop Meeting.

## **XII. Resident Comments**

- Jackie Mitchell, 6563 Kikina Drive, thanked residents for all the acts of kindness, including all the cards and Facebook comments. There will be a Celebration of Life for Bill Mitchell on 3/15/2024, from 2:00 p.m. – 4:00 p.m.

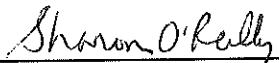
- Karin Anderson, 5072 Palena Boulevard, believes the Board supports the ACC and that there was just some miscommunication regarding the variance request.
- Bob Ryan, 6451 Keena Court, stated he is new to Holiday Park and has served on a board before. He encouraged Board members to work together and avoid finger pointing.

**XIII. Adjournment**

Motion to adjourn the meeting by Bob Bachman, Second by Deborah Perla.  
Motion carried.

**MEETING WAS ADJOURNED AT 1:20 P.M.**

Respectfully submitted,

  
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Sharon O'Reilly, Secretary