

Holiday Park Park and Recreation District
Board of Trustees Workshop Meeting

February 28, 2023

I. **Call To Order** by Chairperson John Rabideau at 9:00 a.m.

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

III. **Roll Call**

Chairperson	John Rabideau	Present
1 st Vice Chair	Ken Judd	Present
2 nd Vice Chair	Bob Bachman	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Asst. Secretary	Deborah Perla	Absent
Trustee	Jim Oliver	Present
Sergeant at Arms	Robert Burleigh	Present

IV. **Integrity Employee Leasing (Payroll Company)**

Margarita Costa, business consultant for Integrity Employee Leasing, stated that her company is able to offer multiple services from which we can pick and choose, including payroll, workers' compensation and benefits, and 401K. Both residents and the Board of Trustees agreed this service could be helpful to the office staff.

V. **Resident Comments**

-Wayne King, 6742 Moonlight Court, asked for and was given an update on the District Manager hiring.

-Georgia Beeson, 6488 Fleetwood Court, expressed concerns about the lack of swale cleaning near her home. John Rabideau agreed that our current company is not doing a good job, and we have hired a new maintenance person for swale cleanup.

-Don LaMaster stated the new maintenance person's name is Konrad Slota, and he will work full-time, with half the day on swales and the other half assisting Charles Corbin. Konrad will start 4/1/23, which is when the Brightview contract ends.

-Cheryl Morris, 5583 Holiday Park Boulevard, asked if we are looking for bids for debris removal on common property. John Rabideau replied that this was discussed at the last meeting, and discussion was tabled until we have more bids. Current bid is from Green Tops.

VI. Trustee Comments

-Don LaMaster

See under "Resident Comments" regarding new hire in maintenance.

-John Rabideau

Our new District Manager, Carmella Coons, should start this week. John stated he was able to obtain three performance reviews, and they were all positive. We are awaiting drug testing results.

-Ken Judd

Green Tops is too expensive for debris tree removal.

-Bob Bachman

None

-Jim Oliver

None

-Sharon O'Reilly

None

VII. New Business

A. D & D Garage Doors

-Previously approved spending \$8,102.10 for replacement of card readers. Problem is, it requires the replacement of window stickers at an additional cost, which makes the change too expensive. Waiting to receive a quote from Big Fish.

-The original bid from D & D Garage Doors was thought to include barcodes and proximity cards. The replacement barcodes would cost an additional \$9,000. We don't have a cost for proximity cards.

-John Rabideau stated that Big Fish could use a phone application to open gates at a cost of around \$18,000.

-Jim Oliver stated we should leave the gates the same and concentrate on debris removal.

-Ernie Mitchell, 6405 Hikina Drive, advised that, of the five priority items agreed on by the Board of Trustees, the gate repair was number 3, and that \$15,000 was allowed for this project.

-Consensus was to move this topic to the next regular meeting for vote.

B. Phase 2 Pool Bid Status

-Bill Mitchell, 6563 Hikina Drive, is chair of the "Over \$35,000 Federal Emergency Management Association (FEMA) Bid Committee." He gave an update of the bid process. Phase 2 pool repair has been given priority status. The pool deck extension process should start the week of March 13, followed by replacement fences on both pools.

-Bill Mitchell is hoping to get signed bids out this week and wants to know if the bid should include installation, or if our staff will install the signs. Don LaMaster stated he would meet with Steve Grossl to discuss.

-Bill Mitchell stated that we need electric contractors for shuffleboard and bocci, but wasn't sure about repair of the electric outlets along Tuscola Boulevard. He was advised by the Board of Trustees to obtain these bids, even though we will most likely postpone this project.

C. Miscellaneous FEMA Claims (Ernie Mitchell)/Miscellaneous Insurance Claims (Gary Chapman/Cheryl Morris)

-Tim Meyer, 5436 Joy Court, is chair of the "Under \$35,000 FEMA Bid Committee" and gave the following update: 40 bids have been completed, and they are awaiting bids for damages, including building roofs, sheds, and sports equipment, part of a detailed list. He reviewed the 35 locations and 175 specific tree damages presented at the last meeting. He is considering approaching companies for specific items versus a single, daily rate.

-Bob Bachman asked Tim Meyer about the Tuscola Boulevard gazebo repair. A discussion between residents and the Board of Trustees occurred. Ernie Mitchell advised that the roof needs to be done by a professional, but the other repairs could be done by volunteers.

-Ernie Mitchell reported that FEMA documentation takes time, and we need backup for every submission. We have submitted \$700,000 to FEMA to date and hope to get 30-40% back. He stated that, of the original \$510,000 budgeted to clean up, we still have \$18,500/month available for the next six months.

-Cheryl Morris presented an update on the insurance group. Most of the insurance money is for buildings. We are maxed out for fountains and a fence, but we may get some money for the pool fences, as they would be considered under "pool damage." We have money for other items, including bench, signs, and building contacts. She has over 20 line items, and each has a 5% deductible associated with it. We have reached our maximum for debris removal. Don LaMaster stated that we have \$24,400 coverage for outdoor signs and \$10,000 for Hurricane Ian event.

D. Return of Office Hours to 9:00 A.M – 4:00 P.M., or Keep as 10:00 A.M – 2:00 P.M. on Week Days

There was a discussion among the Board of Trustees, and between residents and the Board of Trustees, and it was agreed to keep the hours the same, at least until the Phase 1 building is operational.

There was a break from 9:55 A.M. – 10:05 A.M.

VIII. Candidate Presentation for Trustee Election 3/14/23

Elaine Kerns and Cheryl Morris gave presentations. John Rabideau thanked them both and wished them good luck.

IX. Old Business

Variance from ACC Warner for carport roller shade.

There was a discussion among the Board of Trustees, as well as between residents and the Board, with general consensus that these shades are temporary – not permanent – and that there are already many of these in Holiday Park.

-Steve Slocum, 6409 Keena Court, was concerned about the aesthetics of these shades. Jim Oliver agreed. John Rabideau stated this needed to be addressed by the Architectural Control Committee (ACC).

-Item is moved to the Regular Meeting for vote.

X. Resident Comments

-Bill Mitchell advised that Integrity Electric, which damaged the back gate, should pay for this damage. He asked John Rabideau to invite our Nort Port Council Representative, Peter Emrich, to tour Holiday Park and help us with condemning homes.

-Bill Mitchell asked for an update on plastic sheds. The Board of Trustees has already voted on a 5/31/23 removal date, and John Rabideau advised he will have our new District Manager write the letter which will be sent to all residents.

-Ernie Mitchell gave a Phase 1 Renovation update. The kitchen roof vent needs replacement, but he recommended a fan repair occur to keep the building renovation on schedule. He reported that half of the building falls under the North Port City sewer system, and the other half is septic. This is being investigated by an engineering group.

-James Boerkoel, 5028 Palena Boulevard, asked for an update on the Wessell/JPS dumping site on Palena Boulevard. Ernie Mitchell indicated he spoke with Wessel, and they have a contractual arrangement to clean and grade the site only. This does not include laying sod. He suggested submitting this cost to FEMA under "lawns." John Rabideau stated that Wessell/JPS is not taking on any more projects and hopes the current work will be completed by mid-April.

-Harvey Thiede, 6823 Anapa Court, advised he spoke with the City of North Port regarding the burned-out home on his street, and was advised that the City will not get involved with trailers – only structures.

-Carol Vernia, 5649 Holiday Park Boulevard, advised she is concerned about using a phone application for gate entry, as not every resident has a smart phone.

-Debbie Hall, 6880 Pleasant Court, asked about the status of Phase 1 Wessell/JPS demolition. Jim Oliver responded that they started on Phase 1 homes today.

-Barbara Ruggiero, 5000 Palena Boulevard, asked about the limited liability company (LLC) demolition status. Jim Oliver responded that Straightline Construction will soon begin the demolition of 20 LLC-owned homes.

-Yvonne Warner, 5413 Holiday Park Boulevard, asked if the tattered Phase 1 flag could be replaced. She was advised it was replaced yesterday (2/27/23).

-Elaine Kerns, 5146 Palena Boulevard asked about options for dealing with abandoned homes needing demolition. John Rabideau responded that we will need to work with the Holiday Park attorney.

-Bill Mitchell asked about the Fining Committee process. The Board of Trustees clarified the process, which starts with the District Manager addressing the issue verbally and/or in writing. The Board of Trustees must then vote to impose a fine before the matter goes to the Fining Committee.

XI. Trustee Comments

-Bob Bachman reminded residents that, if they sue Holiday Park, they are suing themselves.

-Ken Judd
None

-Jim Oliver expressed concerns about dogs living on Joy Court and Parkview Court in the "no pet" section. He is also concerned about young grandchildren living with their grandparents. He stated we need to enforce our Rules & Regulations and Deed Restrictions.

-Sharon O'Reilly asked if the two insurance issues from the adjuster, noted by Bill Mitchell at the last meeting, are being addressed. Ernie Mitchell responded "yes" to the kitchen roof fan/gutter issue, and Don LaMaster plans to meet with Steve Grossl to address the Craft Building concern.

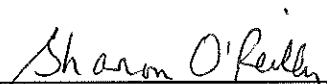
XII. Adjournment

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

MEETING WAS ADJOURNED AT 10:47 A.M.

Respectfully submitted,

Attested to,



Sharon O'Reilly, Secretary



John E. Rabideau, Chairperson