

**Holiday Park Park & Recreation District
Board of Trustee Emergency Meeting
October 18, 2022**

I. Call to Order

John Rabideau called the meeting to order at 9:00 am.

II. Pledge of Allegiance

Pledge of Allegiance and Invocation given by Sharon O'Reilly

III. Roll Call

Taken by Sharon O'Reilly

Present: Chairperson John Rabideau, 1st Vice Chair Ken Judd, 2nd Vice Chair Bob Bachman, Treasurer Don LaMaster, Secretary Sharon O'Reilly, Asst. Secretary Deb Perla, Trustee Jim Oliver, Trustee Karin Anderson, Trustee Donna Mills, Dist. Mgr. Brett Burmann, and Sergeant at Arms, Robert Burleigh.

Absent: None

IV. Resident Comments

William Mitchell - has concerns about measurement of the fence lines and provided a written statement to the Board of Trustees.

Roy Auger - suggested we hold the Board meetings outside possibly in the breezeway.

V. New Business

1. Graber Construction Contract Approval

Brett provided an email from Graber construction and is awaiting a formal contract. He proposed that we hire Graber on a week-to-week basis. Brett has been in frequent contact with the City of North Port, they will do street side pickup, but they are back logged and we don't

have a time frame yet. Many residents had concerns about large pieces of aluminum in trees and behind their homes. Graber Construction will be clearing these areas. Ernie Mitchell suggested we publish a schedule so residents will know when to expect Graber Construction. Several residents expressed concerns about possible damage to the ground that may be caused by Graber's heavy equipment.

Motion to approve Graber Construction for one week at a cost of \$1560 per day by Ken Judd, 2nd by Don LaMaster, motion carried.

Many residents are unhappy with having to wait for the city to pick up the piles of aluminum in their front yards. They are also running out of yard space to place the debris curbside. It was agreed by residents that some scrappers were doing a good job of cleaning up after themselves and others were leaving a mess behind. Lynn Leonard suggested that we come up with a list of approved scrappers. Karin Anderson suggested that approved scrappers have a sign in their window. We will start with four approved scrappers and re-evaluate weekly if we need to approve more. Brett will facilitate this process. John Sermersheim suggested we enlist the help of the National Guard in cleanup and Brett said we would look into it.

Motion allowing up to 4 aluminum scrappers vetted thru Brett, by Sharon O'Reilly, 2nd by Karin Anderson, motion carried.

2. FEMA Attorney Contract Approval

Karin Anderson emphasized the importance of hiring an attorney who specialized in disaster relief including FEMA and other sources of disaster relief such as grant. She is working with Bill and Ernie Mitchell and Cheryl Morris who have experience in FEMA and insurance. See attachment "FEMA APPLICATION" Karin stated that

we may be able to recoup money spent in signage and the Venice Electric.

Motion to retain Disaster Law and Consulting, LLC contract until Oct 31, 2024, by Jim Oliver, 2nd by Don LaMaster, motion carried.

Motion to approve monies as they come in from FEMA and insurance to replenish the accounts from which the monies were withdrawn by Karin Anderson, 2nd by Jim Oliver, motion carried.

3. RV Permit, Log, & Restriction Agreement

Jim Oliver stated that the City of North Port allows dumping of grey and black water into the drains, but Holiday Park is not allowing this. Linda Grimes was concerned about an RV on Kilohee that has hooked into the sewer system. Karin Anderson researched possible dump sites. Both Myakka River RV Resort and Rambler's Rest are closed. Royal RV Resort in Nokomis and Harbor Lakes RV Resort in Charlotte County are open and charge \$10 per day.

Brett had a resident ask if they could put a tent in their lanai. The Board agreed that we were not responsible for what a resident does in the confines of their own home.

Motion to approve documents as proposed by Donna Mills, Holiday Park Agreement for RV/Camper/Motor Home, Holiday Park RV parking permit, and RV/Camper/Motorhome log. Motion by Bob Bachman, 2nd by Jim Oliver, motion carried. It was agreed that Lisa Hoover would number the permit as she issues it.

4. Deed Restriction Section 3 (R) Extension on time frame.

Jim Oliver stated that the Trustees do not have the authority to change the Deed Restrictions without resident votes. Bob Bachman agrees with Jim. Cheryl Morris was in favor of the extension to 6 months.

Sharon O'Reilly was concerned about how we would manage all the individual extension requests at the 3-month mark. Karin Anderson volunteered to create a form for extension request and Jim said to make sure the form was stamped with a receive date. Roger Anderson asked about the penalty for violation of Deed Restriction 3r, and Brett responded that we have a fining process. Barbara Vittum asked about options for owners who were out of town. The Board agreed to table further discussion until we can get a legal interpretation.

VI. Supplemental Items

1. Wessel Construction

There is some storm damage to Phase I building. Brett is talking to Wessel about a separate contract to cover damage to other buildings including the Ceramic room and Men's Club. Brett is in the process of documenting damage and is working with the insurance company.

2. Fencing

A motion for formal approval of the fence contract with Fence outlet for \$329,486.00 was made by Don LaMaster, 2nd by Bob Bachman, motion carried. Brett clarified that this was perimeter fencing only and included disposal of the old fencing. Jackie Mitchell was concerned about lack of fencing around phase 2 pool and Brett stated a bright orange would be placed soon. Several residents including Bill Mitchell, Ernie Mitchell and Roy Auger felt we should have a survey of the property line prior to erecting the fence. Sharon O'Reilly asked Brett for the date we expected the fence to be erected and he responded the second week of November. The survey would need to be done prior to this date. Bill Mitchell stated that with the use of satellites, the survey should be quick and not too expensive.

A motion was made to take the \$329,486.00 for the fencing from the bond by Karin Anderson, 2nd by Jim Oliver, motion carried.

Ernie Mitchell, Kathy Bachman and other residents and trustees felt this was a wise financial decision. Don LaMaster stated that this decision would help us pay other contractors but doesn't want to spend the whole 2-million-dollar bond.

3. Financial update

Don LaMaster stated he has withdrawn \$500,000.00 from restricted funds leaving a balance of \$537,000.00. Jim Oliver asked about getting a low interest loan. Brett stated that the process would be insurance first, FEMA second and then a possible SBA loan. Karin Anderson advised that when we get insurance and FEMA payments that they be returned to the accounts from which the money was withdrawn.

4. Time Sheets

Karin Anderson advised that internal coding of time spent by employees managing hurricane damage was important as FEMA will pay this portion of employee salaries.

VII. Trustee Comments

Ken Judd - noted that the fence contract says no permit needed. He asked that this be verified.

Deb Perla – was concerned about new homes including mini homes and minimum square footage. Jim Oliver stated there was no minimum and that the home must fit the lot and be 50% or less of the lot size. He reminded all new homes must be approved by the ACC. Karin Anderson stated that per HB 1855 we are a manufactured home park.

Bob Bachman – reminded everyone of the ARC meeting tonight at 7pm. He advised that membership cards would be sold before the meeting.'

Jim Oliver – discussed guidelines for home removal and should include all contents at a set price. He presented a HP Strong poster.

John Rabideau – stated we should place the poster in this room.

VIII. Resident Comments

Lois Langtry thought we should hold future meetings in the breezeway.

Chris & Dave Pansing expressed appreciation for Brett. They have commercial insurance experience and re willing to help.

Yvonne Warner thought Brett and the Board were doing a good job working together.

IX. Adjournment

Motion to adjourn the meeting by Don LaMaster, 2nd by Bob Bachman, motion carried.

Meeting adjourned at 11:06am