

**Holiday Park Park & Recreation District  
Board of Trustees Regular Meeting  
October 13, 2022**

 **DRAFT**

**I. Call to Order**

Meeting was called to order by John Rabideau @ 9am

**II. Pledge of Allegiance & Invocation**

Given by Sharon O'Reilly

**III. Roll Call**

Taken by Sharon O'Reilly

**IV. Approval of previous Meeting Minutes**

**Motion to approve the meeting minutes of Oct 3, 2022, by Bob Bachman, 2<sup>nd</sup> by Don LaMaster, motion carried.**

**Motion to approve the meeting minutes of Oct 8, 2022, by Bab Bachman, 2<sup>nd</sup> by Don LaMaster, motion carried.**

**V. Report from District Manager**

Venice Electric will charge \$25/unit for the inspection required by the city manager prior to power restoration. Karin Anderson commented that we will have to figure out how to collect this money.

Clean up from the Hurricane is going well and will stop on Friday Oct. 15, 2022. We have spent about \$400,000 on clean up and hopefully FEMA will help cover this cost. WE are also eligible for a SBA 1% rate loan. We will have to pay the \$40000 to the independent workers.

Phase I building renovations are going well with target completion date of January to early February. The doors are hard to get and may hold up the project.

**VI. Treasurer Report**

Don LaMaster stated he is working on the Sept 30<sup>th</sup> end of year report.

**VII. Chairperson Report**

John Rabideau agreed with Brett regarding Phase I building renovation and mentioned there were some roof issues related to the storm. The concrete floor should be poured Oct. 18, 2022.

## **VIII. Trustee Report**

Ken Judd - reported that the compounds are not secure due to fence damage.

There are empty spots. Contact him if you need a spot. He thanked the board for their work in his absence and he was happy to see neighbors pitching in to help fellow neighbors.

Deborah Perla – gave an update on lawn service. Blue Heron will cost \$54000, more than Brightview and does not include swales, fertilization or trimming of palm trees, and has 18 vs 12-inch clearance. She has been in contact with Corey Wells at Brightview and was told that they would work on swales today. She proposes we continue with Brightview until the end of their contract, April 30, 2023, and then get bids from other companies in Feb 2023. She noted that neither Blue Heron or Brightview provide clean up or removal of storm damage debris.

Donna Mills – provided a written statement expanding on the Board of Trustees decision to extend the Deed Restriction, Section 3, paragraph e, until Feb 8, 2023 allowing campers, motorhomes and RVs on resident property for the sole purpose of clean up and home repair. Residents will be required to sign an agreement which will include proper disposal of waste. A permit must be displayed in the window and a log will be kept in the office. Discussion under old business, see below. Donna also proposed that we expand the timeframe of Deed Restriction, Section 3, paragraph r, which states “A home damaged by fire, hurricane, tornadoes, storm or flood damage must be repaired and habitable or removed within 3 months from date of damage.” The Board agreed to discuss this further at the emergency meeting on Oct. 18, 2023.

Sharon O'Reilly – asked Brett about the cameras and they have been ordered. She advised residents to call 911 for any suspicious activity.

Don LaMaster - None

Karin Anderson – None

Bob Bachman – None

Jim Oliver – stated that they were easing ACC Rules to facilitate home repairs and permits would not be issued but advised resident not to take advantage.

## **IX. Resident Comments**

Debbie Hall - asked that it be documented that she has reported swale issues for years including to prior management.

There was a long discussion between residents and the Board regarding the cleanup process including the need to prioritize. Brett stated that Phase I of the cleanup process will reach completion on Friday. We will wait until the city of North Port removes the debris that has been piled at the edge of properties. The city will do this at no cost. He has spoken with Graber Construction regarding the second phase of the cleanup. Many residents had concerns about how large debris in trees and in yards such as entire roofs on properties would be removed and who would pay for this. Dick Gortz questioned whether it was proper to spend public funds on private property and Brett will check it out. Karin Anderson advised that the Board needs to approve the hiring of Graber construction, and this will be discussed at the emergency meeting on Oct 18, 2022. Jim Oliver emphasized that it is up to the Board according to HB 1855 to make decisions & vote at the next meeting.

Resident discussion also included FEMA application. Ernie Mitchell has broad experience in this area as well as bonds and loans. He stated that we needed to first understand the scope including a list of what we want to accomplish, and we need to determine the rules for each funding source.

Bob Bachman and several residents advised to be aware of scammers for roof tarping, repair and repair of damaged electric meter pedestals.

Cheryl Morris was concerned about how the unlicensed workers were being paid and if we could recoup their labor costs.

## **X. Old Business**

See Donna Mills under Trustee Comments: Changes were proposed to the statement Donna read. She wanted the permit to be in a bright color including pink or yellow. It was suggested that Lisa handle the log. Karin advised some changes to the permit. She will check for dumping site options outside the park. Ken suggested the permits be numbered. He was also concerned that RVs and trailers are not parked on corners so as to obstruct street view.

## **XI. New Business**

### **1. Disaster Expenditures – Hurricane Ian**

**Sharon O'Reilly made a motion to hold off using bond money for cleanup until other avenues of funding have been explored, 2<sup>nd</sup> by Bob Bachman, motion carried.**

Discussion including hiring a FEMA attorney. Karin Anderson suggested getting a list of what we can submit and that this could not include unlicensed contractors such as the independent workers. Brett will work in getting a contract from the FEMA attorney and will present at the emergency meeting on Oct 18, 2022.

Bob is meeting with ARC tomorrow and will contact Brett Mounsey from the Men's Club to pursue financial help from these organizations. He was told Brett will be asking for \$30000 from the Men's Club.

Several residents agreed that we should hold off in using bond money until we look at all expenditures and other funding options.

## **XII. Supplemental Items**

None

## **XIII. Trustee Comments**

Ken Judd – Start with FEMA attorney first.

Deb Perla – None

Donna Mills – Important to add discussion of Deed Restriction, Section 3, paragraph r, to next agenda.

Sharon O'Reilly – None

Jim Oliver – If home is removed then concrete must also be removed. We are not approving RV use on property for seasonal home. We need further discussion of Deed Restriction, Section 3, paragraph r and residents must show just cause.

Bob Bachman – None

Karin Anderson – We can vote to extend ACC rules & regulations.

Don LaMaster - None

**XIV. Resident Comments**

None

**XV. Adjournment**

**Motion to adjourn by Bob Bachman, 2<sup>nd</sup> by Don LaMaster, motion carried.**  
Meeting adjourned @ 10:19am.

Respectfully submitted,

Attested to,

Sharon O'Reilly

John Rabideau