



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE  
Palm Bay, Florida 32907-2196  
Office: 321-724-2240

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## BOARD OF TRUSTEES

### REGULAR MEETING MINUTES

November 13, 2017 - 7:00 PM

William "Bud" Getz  
Chairman

Allison Kelly  
1<sup>st</sup> Vice-Chairman

Marilyn Spall  
2<sup>nd</sup> Vice-Chairman

Secretary

Assistant Secretary

Kendra Bender  
Treasurer

Assistant Treasurer

Keith Rittscher  
Trustee

Rodney "Rod" Lindsay  
Trustee

District Manager

Karl Bohne, Jr.  
District's Attorney

**\* To comment on an item, after you have been recognized by the Chair, please go to the microphone and clearly give your name and address for the record. You may speak for up to three minutes. Note: If formal action is to be taken on an item by the Board, public comment will be requested prior to the vote.**

**NOTE: MINUTES OF BOARD MEETINGS ARE PREPARED IN SUMMARY FORM ONLY. PER CHAPTER 286.0105 FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL A DECISION OF THE BOARD HE/SHE SHOULD ARRANGE FOR A VERBATIM RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY IN EVIDENCE ON WHICH THE APPEAL IS MADE.**

**"A community intended and operated for persons 55 and older"**



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1. **Meeting call to order**  
By Bud Getz
2. **Invocation**  
By Keith Rittscher
3. **Pledge of Allegiance**
4. **Roll Call**  
By Administrative Assistant Breanna Earley: Present were Bud Getz, Chairman; Allison Kelly, 1<sup>st</sup> Vice-chairman; Kendra Bender, Treasurer; Keith Rittscher, Trustee and Rod Lindsay, Trustee. Absent was Marilyn Spall, 2<sup>nd</sup> Vice-chairman .
5. **Kevin Burke Web Design presentation**  
No discussion. Kevin Burke was not able to make the meeting.
6. **Announcements by Chairman**
  1. I have a letter here dated 11/12/17 to the Board of Trustees [ Bud reads Marilyn's resignation letter, attached] I had a conversation with her this afternoon and she said maybe if circumstances change but for now, we don't have Marilyn on the Board anymore.
  2. Thank you to Mark and Cindy Bodoh for the furniture they donated to the office.
  3. There is a special meeting this Friday at 1pm. It is to interview 3 different candidates for the District Manager position.
7. **Approval of meeting minutes**

Attachment: 10/23/17 Minutes  
Action: Motion to Approve made by Allison Kelly, seconded by Rod Lindsay  
Trustee Comment:  
Keith asks if there's any changes to the minutes, Allison, has 2 corrections and made Bre aware of them, Bud apologizes for the minutes being so late.  
Public Comment-none  
Call for vote; motion passed
8. **Treasurer's Report**  
Presented by Kendra Bender  
We did have the auditors in last week, they were here Thursday. It went very smoothly. Thank you to Traci and Breanna, they had everything prepared properly. We are scheduling a conference call to finalize items sometime this week. Now to the financial report; this is our first month in the year. Cash is at its usual we run about \$1 million in our cash account. We've got \$976,068.00 in the bank. There is a savings and checking account. In the savings account we have \$742,000.00, it's very low interest. I



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wonder if we could put some of that into a money market which is liquid. With the not for profit and government accounting policies it might not be possible. I will ask the auditor's because they do specialize in government accounting. That's a lot of money to just have sitting there. The negative \$21,000 is for accounting purposes. We have to show that for the loan we have to show that transfer out with committed to debt services. In other revenue we've budgeted \$10,500.00 for the year. That's about \$7,200 a month we brought in \$1,400 this month. We should be bringing in \$94,000.00 a month income but it will hike as residents are paying the assessment fee in the next 4 months. This month's expenses were \$84,000.00 and we budgeted \$94,000.00 for the month so we're doing fine. Loan balances continue to come down. Bud wants to clarify if the auditors will be coming in later for a meeting. Kendra, Yes, after the audit is done.

Attachment: Revenues & Expense Report: Budget  
Performance, Balance Sheet and Loan Balances

Action: Motion to Approve made by Keith Rittscher, seconded by Allison Kelly

Trustee Comment:

Keith asks if Kendra is going to ask the auditors what the best thing to do with the money is. Kendra, Yes and I would present it. I'm not making any financial investments on my own.

Public Comment:

Bob Shearer, 382 Holiday Park; What was our balance as far as where did we stand for our year ending date? Kendra, The unaudited financial statements put us at \$150,000.00 under budget. Bob Shearer, Do we have plans for that money? Kendra, It goes back into the kitty. Bob Shearer, So that's part of our \$970,000.00? Kendra, Yes. Bob Shearer, I think we were over \$1 million last year. So we over spent by a couple hundred thousand dollars some place. Kendra, We under spent. Bob Shearer, Except we started the year at over \$1 million we are down to \$973,000.00. You saved \$150,000.00 but there were capital expenditures and I just want to find out where that \$90,000 went. Kendra, Just because your year over year is different that doesn't necessarily mean that you've got less cash. You might have expensed something ahead of time for an accrual. When the audit is complete we will post a detailed financial statement that shows every line item. Henry Gartner, 1183 Seminole wants to talk about water meter covers. Bud lets him know this is only comments regarding the Treasure's report. He will have to wait until the Public Comments at the end of the meeting.

Call for vote, motion passed

## 8a. Alpine Debris Removal

Bud, We've had one problem after another with companies we have contracts with to get this junk out of the park. Thompson, another company we have a contract with has to count every cubic foot of what goes out of the park. The cost for that was \$5,000 to count the trash that was going out of the gate. We signed a contract with Ceres earlier in the year to extended our 5 year contract for the 6<sup>th</sup> year. Originally we had an agreement with the Public Works Dept. at the City of Palm Bay, if we got the debris outside of the gate,



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they would pick it up. Last week I had Traci call Public Works to ask if we could still do that. They said yes. So I can't get an answer from Ceres and they've been in the park twice, I can't get an answer from Thompson and they're charging \$5,000 to watch the debris be taken out. So, I called Alpine. If we can get the debris outside of the gate onto city property, the city will pick it up. Alpine came into the park last Wednesday. We went to every paved surface in the park and through the green spaces. I want all of the debris taken out of the park at one time. He called me on Friday and said "We'll do it for about \$5,000". Tonight, once the board votes on this I will call Alpine tomorrow morning and he will start working in the park as soon as he can. So, I would like a motion to approve up to \$6,000 for Alpine to come into the park and remove all the debris.

Action: Motion to Approve made by Keith Rittscher, seconded by Rod Lindsay

Trustee Comment:

Allison, Money coming from which account? Kendra, Well it would come from cash and be an expense into the maintenance expense.

Public Comment:

Bob Silipigni, 420 Holiday Park; How much would it cost for Dave to come in and just move everything outside of the gate? Bud reiterates his previous statements. Bob Shearer, 382 Holiday Park; When he goes to the piles of miscellaneous throughout the park, does he clean them up 100% or does he come in with a machine and the homeowner will have to pick up the smaller stuff? Bud, I don't know the answer to that right now. Bob Shearer, I was working with Steve from Endeavor and Steve's price was, he thought he could do it for \$3,200 his maximum price was \$4,000. He was ready to be here 2 weeks ago to do this for us. I like Dave from Alpine but you need to have 2 people, if you can save \$1,000 or \$2,000. Bud, We asked Steve several weeks ago about coming in and picking this stuff up. I cannot get an answer from him. If he's as quick with doing that as he is with finishing the Wolf property and finishing the house that he's already set up back here then we don't need to work with him. It's up to the Board, if they want to get a quote from him and see how long it takes to get the rest of this stuff started. Keith Rittscher, I've hired Dave many times. I've never seen a cleaner pick up. He does good stuff for us too. Bud, When he came through here he decided he can pick up everything you have in front of your house and everything that's back in the green spaces. The park maintenance crew has been working on this whenever they have the time. Dave knows he's got to go through the green spaces and pick up everything that's back there. Rod Lindsay, Bud I would like to say last time when we ran into the same situation Alpine did a commendable job. Not only did he rake everything up, he did it in a timely fashion.

Call for vote, motion passed



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## 9. Discussion on Drones in the Park

Bud, A drone is these little devices you can fly by radio control. They can carry a camera and they can fly right by your bathroom window without you knowing they're going by. They can fly all over the place and somebody can control it and take photographs. There's 3 drones flying in the park now. The only people we gave permission to fly a drone in the park was the City of Palm Bay to survey damage after the hurricane. Doing research online for FAA guidelines for rules and regulations on drones, it's all very ambiguous and sometimes misleading. I had to go to the attorney because we cannot tell you, you can't fly a drone in the park without having the legal issues resolved first. So the attorney came back and said [Bud reads the attorneys statement on drones, attached]. You can pass a specific regulation relating to nuisances but you can't specifically mention drones. We are not going to be able to resolve this issue tonight. You're not allowed to shoot them down, it's a federal violation to shoot them out of the air. What I'm asking the Board is, read this very carefully and by the next meeting come up with a way that we can word this rule. It will have to go back to the attorney because of the wording to keep us from being sued.

Attachment: Memo from Chairman of the Board

Action: Motion to table indefinitely made by Keith Rittscher, Seconded by Kendra Bender

### Trustee Comment:

Keith Rittscher, We have 3 drones and 1,000 cars. Are we controlling the cars? Are they not going too fast? We are opening a basket of worms. We are looking to spend a bunch of money trying to control people's lives. We are getting to a place where we're trying to control too much. Kendra Bender, I do know it will be very hard to control. It's an invasion of privacy. They're filming you, they've got live feeds where they can record.

### Public Comment:

Barbara Hoffman, 1021 Little; There is a wide variety of people that live outside the park that we can't control. We don't know if these drones are coming from them. I really think you're going after something that's gonna be more expensive than losing some of our privacy. Which, you're gonna lose any way you can't really stop it.

Call for vote, motion passed 4 aye, 1 opposed

## 10. Applicants to the Board of Trustees

Bud, There was an election this month. Four people ran in the election unopposed. The people that ran were me, Allison Kelly, Marilyn Spall who is no longer with us, and Bob Eldridge who ran for Rod Lindsay's spot. He will be



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coming on in January at the reorganizational meeting. In the meantime, we had 2 residents put in applications to be on the board. I have to tell you before they come up to be assigned to a position to finish out a term, they are siblings. On advice from the attorney there are no rules in the state of Florida preventing such people to be on a Board together. I want to remind the siblings they are subject to the Sunshine Law 24 hours a day. Bud calls Robert Shortlidge to the mic. Bob Shortlidge, 190 Holiday Park; I retired from a company called BAE that made armored military vehicles I was a financial secretary for 8 years I took care of about \$500,000.00 in their treasury. All of their forms that they needed filed to the IRS .I attended Temple University for labor law I also attended Penn State for workers comp ADA and FMLA. I could have gotten my degree in it but I didn't. Everything I put 100% of myself in. Kendra Bender, Why do you want to be on the Board? Robert Shortlidge, I'm here, I want to be part of the solution not part of the problem. I believe I can make a difference. Allison Kelly, How long have you lived in the park? Robert Shortlidge, 3 months but we were snowbirds for 2 years. Now we've bought in the park and now we're residents. Keith Rittscher wants to clarify that they're Florida residents. Bud, Yes they are. The Board decides to interview the other applicant and swear them both in at the same time. Bette Snyder, 1165 Parkview; I was a quality control inspector for IBM products. I was a military wife for over 20 years. I worked for a bank institutes opening checking accounts. Kendra Bender, Why do you want to be on the Board? Bette Snyder, I've lived in the park for 3 years and I want to help out as much as I can. The appointment of a new Trustee to the Board is going to be private. With a vote of 4 yes and 1 no, Robert Shortlidge is voted in as a Trustee. With a vote of 5 yes, Bette Snyder is unanimously voted in as a Trustee. Robert Shortlidge and Bette Snyder are sworn in. Robert is assigned the position of Assistant Treasurer and Bette is assigned to secretary. Their positions are temporary until the reorganizational meeting in January.

Attachment: Letter of interest from Bob Shortlidge; Letter of interest from Bette Snyder

### 10a. ACC Board Update

Presented by Dave Peck

Welcome, everybody. I just wanted to review one thing here. We had a hurricane that devastated quite a few homes here in the park. We came up with something new this year, we put out a memo and we later wrote it down and approved it. If there was any damage to your home the top priority is to make your home safe and secure. Any damage to the siding or the roof of the mobile will not require a permit from Palm Bay. The homeowner could fill out an ACC Application we would preapprove it and stamp it immediately so you could start the work on your mobile. We would review preapprovals at the next meeting. If the owner was not in the park, the office would fill out and submit the application for them. I'm asking everyone to follow the Rules and Regulations of the park. The Rules and Regulations are posted on the board in the hallway. If you have any questions please contact us on the board or come to a meeting. We meet twice a month, the first and third Tuesday.



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## 11. Discussion on gas powered golf carts

Bud, When we put this on the agenda we had some questions. We've gone back through years and years of documentation. What we found was, in the past there was some objection to gas powered golf carts in the park. But we can't find any paperwork that actually says "golf cart gas powered". We've torn the building a part looking for it and checking with other individuals. So we're not going to do anything with it we are leaving the rules as they are right now. Keith Rittscher, If somebody does have a real noisy one would we call in a noise ordinance? Bud, We don't enforce any noise ordinance on motorcycles.

## 12. Discussion on changing Board of Trustee Meeting start time to 6 PM

Recently, in 2016 I think, meetings were starting at 6pm. I don't know how long ago they started at 6 and when they stopped. Tonight I just want some discussion on this. Keith Rittscher, I would rather it be 7 than 6. I would like to know if it was at 6, why did it change to 7? Was it because of attendance? I would like to know a little more.

Action: Motion to Approve made by Robert Shortlidge, seconded by Allison Kelly

### Trustee Comment:

Rod Lindsay, I think there would be more attendance if we started the meetings at 7pm. Allison Kelly, I'd like to try it just to see. We are getting older and we've been getting out at 10pm. Let's try it and see how the attendance is. Kendra Bender, I agree with Allison. Robert Shortlidge, We should try it for 2 months just to see if it works.

### Public Comment:

Becky Earnest, 205 Borel; When we were working on the DR'S we started the meeting at 6pm because we needed the extra time to work on them. Barbara Whitneck, 1215 Shell; You've got a lot of people going away for the Holiday's. They're not going to be here for the next 2 meetings. Bud, We can only do what we do. The park runs 12 months of the year. Call for vote, motion passed 4 aye, 1 opposed

## 13. Discussion on 3-way Stop at Holiday Park Blvd and Blossom

Prices were discussed. The stop signs themselves are \$27.50 each, the U channel post to mount the sign on is \$37.70 each, and if we want to go a little bit further and tell people on the signs that it is a 3 way stop, for 3 of the signs it would be \$50.25 altogether. The 9 rumble strips would be \$317.70 altogether. In total we are looking at \$498.35.



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Action: Motion to Approve made by Keith Rittscher, seconded by Robert Shortlidge

Trustee Comment:

Keith Rittscher wants to clarify that there will be 2 new stop signs, three 3 way signs, and 9 rumble strips, 3 in front of each sign. Traci Delgaudio confirms.

Public Comment:

Bob Silipingini, 420 Holiday Park; That's a lot of money. I've got a stop sign at Holiday Park and Center Lane that's not doing anything. Becky Earnest, 205 Borel; This is a waste of money. Half the people don't stop at the stop signs we have in the park already. It's a waste of money. Jim Friel, 199 Holiday Park; If you lived on that corner you'd want a stop sign. That is a very dangerous corner. If they don't stop for the stop signs, we'll have to do something else. But someone could get killed. Judy Turracotte, 114 Holiday Park; How loud are the rumble strips going to be? Bud, If you're going 15 MPH like you're supposed to be, you're not going to hear them. Judy Turracotte, Can rumble strips be removed? Bud, Yes they're adhesive.

Call for vote, motion passed 4 aye, 2 opposed

#### 14. Public comments

Bob Shearer, 382 Holiday Park; Let's get someone in here to start working on the mic system. Last year we had a discussion on buying a cellphone or walkie talkies for the custodians? Traci spent 20 minutes looking for a custodian and we have dances and other activities. We still have that lawn vacuum. I know it is additional work, but let's make the park look good. I asked Kendra about saving money because we had 7 grounds crew now we have 6. That's money we saved. That's well over \$20,000. We need to investment that into a small backhoe with a front end loader and a dump truck. We could get a front end loader and a tractor for \$8,000 to \$10,000. Bud, While I cannot answer your questions, I will tell you that everything you've mentioned has been discussed at the last couple meetings. Bob Shearer, I'd like to be put on the agenda in February because we have not moved forward on tax certificates and information about the District. I'm willing to do the research myself. Bud, I will give you paperwork on the tax certificates. I will not entertain your idea of eliminating the District. Your time is up. Henry Gatner, 1183 Seminole; makes residents aware that there at 27 water meter covers missing in the park. Joe Little, 1053 Maple; Asks the Board if they would consider creating a pickle ball court for the park. Pickle Ball is a mix of tennis, racket ball, and badminton. Phil Matton, 265 Holiday Park; There's nothing wrong with the mics. They're just not adjusted right. Jose can fix them. It's just a matter of adjusting them. John LaLima, 1055 Sunflower; Any update on what's going on with the pool? Bud, We were having a problem with the heaters. The gentleman that came out to look at it determined that it was probably the scuppers around the hot pool. There's a crack at the stairway in the hot pool. We have a commercial sealant and we will drain the pool down to a certain level and put the sealant on. We've got the heater problem fixed. When they put in the new unit they turned to solar panel into a manual panel. We have asked Agape to give us quote to replace the automatic control device for the solar panel.





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**15. Trustee comments**

Keith Rittscher, I would like to thank everybody for coming. We also appreciate criticism or a pat on the back. Thank you for coming. Bette Snyder, No comment at this time. Rod Lindsay, Thank you for coming tonight. You've become our ambassadors to inform people that don't come to meetings. Robert Shortlidge, Thank you, to the Board for voting us in. I hope to gain the trust of the board and the people to help do the things that they want done in the park. Hopefully I can make a change. Kendra Bender, Thank you to everybody for coming. I would like us to keep it civil and polite. My favorite comment was the pickle ball suggestion. Allison Kelly, I want to thank everybody for coming. Read the minutes if you are not attending a meeting. Because everything that was brought up tonight has been addressed. Please don't think because a suggestion is made we don't listen we don't act. It just takes us time. Bud, I want to apologize for my outburst. If you want to make change and you want to do things, volunteer. It has taken us months and months to find 2 people to fill in 2 spots. The next meeting will begin at 6pm.

**16. Adjournment:** Keith makes a motion to adjourn, Allison seconds. Adjourned at 8:49.