



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

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

BOARD OF TRUSTEES

SPECIAL MEETING MINUTES
February 21, 2018 – 10:00AM

Allison Kelly
Chairman

Keith Rittscher
1st Vice-Chairman

Bob Shortlidge
2nd Vice-Chairman

Ellouise Raffo
Secretary

Bob Eldridge
Trustee

Kendra Bender
Treasurer

Helen Ferguson
Assistant Treasurer

Donna Matton
Trustee

Barbara Whitneck
Trustee

District Manager

Ryan Poliakoff
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 Allison Kelly**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call by Allison Kelly**

Present were Allison Kelly, Chairman; Bob Shortlidge, 2nd Vice Chairman; Kendra Bender, Treasurer; Helen Ferguson, Assistant Treasurer; Donna Matton, Trustee; Ellousie Raffo, Trustee; Barbara Whitneck, Trustee; Absent were Keith Rittscher, Secretary; Bob Eldridge, Trustee

5. **Mrs. Donna Matton defense of Sunshine Law Violation and why she should not be removed from the Board of Trustees for charges of Malfeasance**

Allison Kelly; The reason for this meeting today is to determine if Donna Matton has broken the Sunshine Law. Mrs. Matton has the Floor for defense. **Donna Matton;** 4'11inches, 116 pounds and 75 years old. Like the lawyer said, this is the only thing they can charge. Donna Matton reads Allison's letter (attached). No, I'm sorry, not all snowbirds. I've been here 18 years, these are my friends. I am discussing a small group that is trying to take over, make the rules and get involved with the trustees and that is not right. I have been talking with a lawyer. We called up to Tallahassee. The Sunshine law has been broken. It has been broken by Allison Kelly. We don't know who this lawyer is. It was our first time and that's why we voted. This lawyer is for an HOA and this small group is an HOA. This Patti, has been at Allison's house. 7 different people saw it. If this isn't a setup, I don't what is. All I did was fight this little group and nobody else. **Allison Kelly;** I would like to know what proof you have because I haven't even talked to Patti on the phone. **Donna Matton;** 7 people have seen her. They have to stand up themselves. **Allison Kelly;** Stand up if you have seen Patti at my house. Unfortunately this is a mistruth. **Donna Matton;** I'm sorry, I have to leave. Two nurses are at my house to discuss what is going to be done with my husband. Before anything else in this park, my husband comes first. **Allison Kelly;** Let me refresh the memory of the email sent. I am going to read the definition of misfeasance from the attorney general "the willful inappropriate action or intentional incorrect action of advice. " It is also stated we cannot discuss anything in between meetings that will come up at a meeting. Allison Kelly reads Donna's email (attached). Nobody wants to make anything besides a Special District. January 15th I put a note in Donna's file. Allison reads the note (attached). This is not a personal or vindictive thing.

Public Comment; **Ron Wilde, 1181 Lindsay Ct;** I've been here 5 or 6 years. I don't know Donna personally, I've never talked to her. I've been on a lot of Boards. There's 5 things that are important when taking your oath for a Board. 1. Be professional 2. Be accountable 3. Act with integrity because you're a Board member first 4. Be objective 5. Coaches they are either liked or disliked I have dealt with a lot of Board members that wanted me out of town. **Margaret Bowyer, 1102 Greenview;** I've been in this park for 15 years. People lie, people don't lie. You guys suck. **Bruce Crabb, 440 Neighborly;** I've been in the park over 20 years. Years ago we had trustees fined by the state of Florida for violations of the Sunshine law. I have said constantly Boards need to stop emailing each other about things at the meeting. **Allison Kelly;** The board does not email each other about anything that will come up for a vote. **Elaine Wilde, 1181 Lindsey;** I don't know where to start. I'm going to start



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with the word lies. I don't know Donna very well, I don't listen to peoples judgements, I make up my own opinion. She's lying. We want to changes a special district to a HOA I do not appreciate being lumped into a group. I am very upset about the things she's been saying on Facebook. If I don't like a person I don't associate with them. If you don't like snowbirds, you get 9 whole months without us around. There's harm here in the divisiveness and the lies. I am doing my part and I hope you are too. **Sal Cursi, 1107 Keystone;** Like Allison said, this is nothing personal. This lady Donna Matton is probably a good person. She served on the ACC Board for years. Ignorance to the law is not an excuse. We all pay the same amount of money. You all live here. **Becky Earnest, 205 Borel;** I was a recipient of a lot of Facebook posts when we were having issues with our previous manager. All the Facebook stuff is not good. I think we need someone up there that will represent all of us. **Penny Phaneuf, 452 Holiday Park;** I love this park I love the full timers and I love the snowbirds. It hurts my feelings when someone says this group is hateful. Let's all be together. **Karen Carrerio, 181 Holiday Park;** I really wouldn't want your job. I was on many Boards with people I was friends with. When you sit in that chair, we are not friends anymore, we are colleagues. We all love this park, you have to do what's right for this park. **Lori Bodoh, 1000 Little;** Social media can be your best friend and it can be your worst enemy. If you know it's detrimental, don't put it on there. **Jim Gahan, 464 Holiday Park** says that he's not a snowbird, he's a snowchicken.

Trustee comments; **Bob Shortlidge;** I don't like the word snowbird. They pay their taxes and they pay their dues just like us. Just because they live here part time doesn't mean they don't get a say here. I will make my definition of snowbird: homeowner. **Ellousie Raffo;** I agree with the lady that said she would not want this job. I was starting to see much division. Snowbirds vs. full time residents? I've never heard that in all my time here. They live here like I do. We are all here. You cannot divide us like that. We can't have it. **Helen Ferguson;** I feel the same way. I think Donna meant well, but I think she hurt a lot of people. We know what we can and can't do. We just love having you all here. **Barbara Whitneck;** I lived here 10 years then I left the park. I came back because I love this park. Donna Matton, we can't have this. I've been here for 30 years total. They at not snowbirds they are homeowners. **Kendra Bender;** I care for Donna. I believe Donna has a lack of filter. I don't believe the intent was there. Ron, I really liked what you stood up and said. Those comments were wrong. Now we hear that our lawyer did say she broke the Sunshine law. It saddens me, I love this park. The division has got to stop. **Allison Kelly;** Again, it's not personal. I committed to you that we would follow the rules and regulations. I have not had any contact with Patti. Those of you 8, you're chicken enough to spread rumors if you had any sense of pride you'd stand up and ask me. We will no longer use the word "snowbirds" in this park. We are one family and we will move this park forward. Let's heal and move on.

Trustee recommendation; **Allison Kelly** calls for a vote to remove Donna Matton from the Board of Trustees. **Ellouise Raffo;** Donna stood here and didn't even apologize. She hasn't changed the way she's going to deal with this. I have to revoke. **Bob Shortlidge;** I have to do what's best for the community and vote Donna off this Board. **Kendra Bender;** I agree with Bob. The community comes first. I vote to remove her. **Helen Ferguson;** I'm sure she didn't mean to hurt anyone but she can't be on this Board. **Barbara Whitneck;** I've got to vote to remove her, I don't think she's going to change. **Allison Kelly;** I have to vote to remove Donna.

Action: Motion to remove Donna Matton from the Board of Trustees made by Bob Shortlidge, Helen Ferguson seconds



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Call for Vote; motion passed

Summary of final decision; Donna Matton is no longer on the Board of Trustees

- 6. Adjournment; Kendra Bender makes a motion to adjourn, Keith Rittscher seconds. 10:42am**