



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907-2196

BOARD OF TRUSTEE – REGULAR MEETING
September 9, 2013 - 7:00 PM

1. Call to order

By: Joanne Gaughan, Chairman, at 7:00 P.M.

2. Invocation

By: Becky Earnest

3. Pledge of Allegiance

Led by: Joanne Gaughan, Chairman

4. Roll Call

By: Rebecca “Becky” Earnest, 1st Vice Chairman: Joanne Gaughan, Chairman; Rebecca “Becky” Earnest, 1st Vice Chairman; Philius “Phil” Matton, 2nd Vice Chairman; Richard Kissinger, Treasurer; Donald Wink, Assistant Treasurer; Rodney “Rod” Lindsay, Trustee and Harald Albinus, Trustee. All acknowledged their presence. Marion “Molly” Stone, Secretary; Allison Kelly, Assistant Secretary were absent. Cheryl Ennis, District Manager was present with Sharon Johnson recording.

5. Announcements by Chairman

Joanne Gaughan informed residents that Attorney, Karl Bohne, will attend the Workshop Meeting on October 28, 2013 and asked residents to submit questions they may have for him on a 3x5 card and drop them off in the District office. The Attorney asked to have the questions prior to the meeting so he has time to prepare answers. Also discussed was the resignation of Maureen Corton from the ACC Board and David Peck’s appointment to full a time position on the ACC Board. The ACC Board will need to fill the alternate position. Joanne Gaughan also informed residents that Richard Kissinger would not be running for a position on the Board of Trustees leaving a vacant position that will need filling. She also mentioned that it had been suggested that Workshop meetings be moved to afternoons. It will be brought up at the next workshop meeting for discussion.

6. Board Meeting Minutes - Approval of the June 10, 2013 Board Meeting minutes

The minutes of the June 10 board meeting were distributed to the Board, posted on the District’s bulletin board and website for review. Becky Earnest made a “motion to approve the June 9th meeting minutes”. Harald Albinus seconded the motion. A vote was called. Motion carried.

7. Treasurers Report - Presentation of financial reports for the month of May 2013, June 2013, and July 2013.

The Balance Sheets for May, June, and July were distributed to the Board, posted on the District’s bulletin board and website for review along with Revenue, Expenditure and Budget Allocations report for July. Richard Kissinger reviewed the July Revenue and Expense reports

and told residents that (12) property owners did not pay their taxes and the tax certificates did not sell. With no questions from the Board or residents, the monthly financial reports will be filed for audit.

8. Approval of Resolution 2013-05 - Attached

Resolution 2013-05 approving the line item adjustments, which amended the annual budget adding funds to complete the road project was presented to the public and voted on at the June 10, 2013 Board meeting, was distributed to the Board, posted on the District's bulletin board and website.

Keith Rittscher asked if the roads were all done. He was told yes.

Richard Kissinger made a "motion to approve the Resolution and take \$172,600.00 out of the unrestricted fund balance and add it to the capital outlay". Phil Matton seconded the motion. A vote was called. Motion carried.

9. Summer Projects Overview by District Manager

The District Manager's report summarizing projects completed over the summer was distributed to the Board, posted on the District's bulletin board and website for review. Cheryl Ennis reviewed the items on the report and discussed projects that would be addressed over the next several months.

Joanne Gaughan stressed the importance of everyone's attendance at the October 28th meeting with the attorney saying that with taxes not paid on 12 homes we need to figure out what the Park can do.

9. Trustee Reports

Phil Matton commented on the grounds crew and how nice the Park looked.

Richard Kissinger thanked Cheryl Ennis for taking care of the Parks money.

Harald Albinus thanked Phil Matton for helping with moving the speakers to improve the sound.

Becky Earnest asked residents to submit their email address to The Happenings or drop it off in the HPPOA office so the monthly newsletter could be sent by email.

Joanne Gaughan said that the office had received a couple complimentary letters over the summer one in which Cheryl Ennis had assisted a resident with a personal issue and the other recognizing Dewayne Herrin for the wonderful job he has done with the gardening.

10. Public Comment

Barbara Dufault, 270 Borel, said that she was one of the skeptics with Cheryl Ennis being the Manager but she is very pleased with what has been done in the Park and happy to see that we are going around and checking on things and both her and her husband really appreciated it. Barbara Dufault said that it was not mentioned that the gazebo was also taken down over the summer and added that the grounds crew did a great job this summer.

Andrea Ortiz, 220 Holiday Park, asked if the grounds crew sharpened their blades because of the way the grass grows uneven. It was asked that sharpening blades is part of the grounds mower maintenance.

Henry Gartner, 1183 Center, said the mowers go too fast and they break water meter covers.

Roger Frenette, 1007 Moonlight, asked what the final cost was for the road project. Richard Kissinger said it was \$400,778.00. He also asked if the gate in the breezeway was self-closing self-latching. (it was determined that the gate closes properly). He asked about replacing the gazebo. The Park does not own the property where the gazebo is. This will be addressed when the attorney is here in October. He also mentioned some tree branches that hang over the side walk that need trimming. He will let the office know where they are and they will be trimmed.

Joanne Gaughan read the complaint that Henry Gartner had submitted to the office and explained that the water meter covers do not belong to the District

Willard Lewis, 1150 Keystone, said that while he was away, he had arranged with the office for a person to come in and water his plants. However, the current process only allows homes to be checked once a week and because we had little rain, his flowers died. The form will be reviewed and changed to address the problem.

11. Trustees remarks

Phil Matton said that we will have to have a vote to make some changes to the Deed of Restrictions and wanted to let everyone know.

Richard Kissinger said that he would not run for the office of Trustee because he has been very involved with other organizations in the community such as the Veterans and American Legion and is currently working on a project for Special Olympics.

Becky Earnest said that the next community dinner fundraiser is at Bob Evans on September 19 from 11-9pm and they would be donating 15% back to the community.

Harald Albinus mentioned that he had also doubted Cheryl Ennis's ability to manage the Park but said he felt she is doing a great job.

Joanne Gaughan agreed with Harald's comment and said that when the Board requested a supervisor on site with the road project we had someone here morning until night with the Miller Group and said they did a great job and added that both Cheryl and Sharon have done a great job.

12. Adjournment

Becky Earnest made a "motion to adjourn". Joanne Gaughan seconded the motion. A vote was called. Motion carried. The meeting was adjourned at 8:00.



Rebecca Earnest – 1st Vice Chairman
Board of Trustees

10/3/13
Date