



## BOARD OF TRUSTEES: WORKSHOP MEETING MINUTES

MARCH 23, 2015 at 7:00 PM

1. **Call to order**  
By: Philias "Phil" Matton, Chairman at 7:02 PM
2. **Invocation**  
By: Rebecca "Becky" Earnest, Secretary
3. **Pledge of Allegiance**  
By: Philias "Phil" Matton, Chairman
4. **Roll Call**  
By Rebecca "Becky" Earnest, Secretary: Philias "Phil" Matton, Chairman; Allison Kelly, 1<sup>st</sup> Vice Chairman; Joanne Gaughan, 2<sup>nd</sup> Vice Chairman; Marilyn Spall, Assistant Treasurer; Rebecca "Becky" Earnest, Secretary; Marion "Molly" Stone, Assistant Secretary; Rodney "Rod" Lindsay, Trustee; Harald Albinus, Trustee, all acknowledged their presence. Absent: Thomas Mahon, Treasurer Others Present: Cheryl Ennis, District Manager and Jessica Saeger recording.
5. **Announcements by Chairman:**  
Phil Matton gave an explanation to the residents regarding the absence of Sharon Johnson. Phil Matton specified that all ballots should be returned to the District office by March 26, 2015. All ballots will be officially counted on March 27, 2015.
6. **Resignation- Trustee/Treasurer Tom Mahon's (District 4):**  
Phil Matton announced receiving a letter of resignation for Tom Mahon. Becky Earnest made a motion to accept Tom Mahon's letter of resignation. Allison Kelly seconded the motion. A vote was called, motion carried.
7. **Managers Report:**  
Presentation of March 2015 monthly report was made by Cheryl Ennis. The Board discussed issues surrounding the lack of communication around Sharon Johnson's accident. A decision was made on how the District Manager and the Board would handle such incidents in the future. A motion to approve the managers report was made by Molly Stone. Marilyn Spall seconded the motion. A vote was called, motion carried.
8. **Independent Auditor for Ballot Count:**  
A motion to accept the quote from Berman Hopkins Wright & Laham was made by Becky Earnest. Marilyn Spall seconded the motion.

Bob Shearer, 382 Holiday Park Boulevard, asked is it mandatory by law to get an outside organization to provide these services.

Cheryl Ennis explained that it is not mandatory. Although due to some resident's concerns on the vote procedures and their privacy, we requested an auditor.



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Marilyn Spall wanted everyone to know this was an anticipated cost and it was built into the budget.

Allison Kelly discussed her concerns regarding the District spending money on an individual auditor.

Phil Matton reminded everyone the voting procedures will be open to the public and thanked everyone for their input.

A vote was called on the motion to accept the quote from Berman Hopkins Wright & Laham, motion carried, with one opposed.

**9. Special Meeting:**

The Board discussed setting a date for special meeting to review employee job descriptions, sick and vacation schedule, and rules and regulations. A date was set for Friday April 10, 2015 at 1:00 PM.

**10. Amendment to ACC Rules and Regulations:**

The City of Palm Bay does not address topics on wind mills and solar panels. The ACC Board requested the approval for updates to state, no winds mill on any lot and solar panels (only on roofs). David Peck represented the ACC Board and presented the new updates to the Board. A motion to approve the new updates to the ACC was made by Becky Earnest. Joanne Gaughan seconded the motion. A vote was called, motion carried.

**11. Pump for Cold Pool:**

Marilyn Spall made a motion to approve the repair to rebuild the pump for the cold pool in the amount of six hundred ninety dollars (\$690.00). Rod Lindsay seconded the motion.

Allison Kelly wanted clarification that this pump is a spare. Cheryl Ennis explained it is a spare pump and we always keep one on hand for each pool. The estimate is higher than usual because the pump needs to be rewound.

A vote was called to approve the repair in the amount of six hundred ninety dollars (\$690.00), motion carried.

**12. Appointments to Architectural Control Committee:**

David Peck, 1014 Willow Court, on behalf of the ACC Chairman, introduced Bud Getz and requested acceptance for Bud Getz as a new ACC Board member. David Peck explained the ACC is still looking for one more alternate. He stated the only requirement for an ACC member is to be a home owner in Holiday Park not a Florida resident. A motion to accept the appointment for Bud Getz to the ACC Board was made by Joanne Gaughan. Becky Earnest seconded the motion. A vote called, motion carried.

**13. Facility Improvement "Possibilities":**

A presentation was made by Bud Getz on potential physical layouts of the Recreation building for all indoor activities.

Joanne Gaughan announced her appreciation for the time spent on the drawings.



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Becky Earnest commended everyone involved.

Marilyn Spall wanted to thank everyone for their hard work.

**14. Public Comment:**

Bob Shearer, 382 Holiday Park Boulevard, voiced his concerns on the way Management handled the recent pool shut down.

**15. Trustee Remarks:**

Rodney "Rod" Lindsay thanked everyone for participating and coming to the meeting.

Marion "Molly" Stone expressed her concerns for residents that are not watching Bright House Channel 732. She doesn't know what the answer is, but there is a communication problem in the community.

Marilyn Spall thanked everyone for coming and supporting us.

Harald Albinus stated he would like to work on following Robert's Rules of Order guidelines.

Joanne Gaughan mentioned that she would like the Board to be advised by Cheryl on how Jessica's twenty-five (25) hours will be utilized.

Rebecca "Becky" Earnest stated that one (1) Board position remains open. Anyone interested to please contact Cheryl Ennis or Phil Matton, but you do need to be a Florida resident. She reminded everyone about the upcoming fundraiser at Memaw's. She thanked everyone for coming this evening.


Allison Kelly reiterated to the residents we will establish a five (5) year plan. She is concerned with the lack of communication regarding the budget and we are at the end of March. She thanked everyone for coming, the comments are great. She agrees changes do need to be made. As a Board we are working together and trying to move forward.


Joanne Gaughan mentioned in anticipation to Tom Mahon's resignation, she took the liberty to speak to Jean Beach, who has considerable knowledge in budget preparation. Jean Beach is willing to help assist in any way possible.

Philias "Phil" Matton stated that he spoke with Jean Beach as well. She is willing to assist in any way possible.

**16. Adjournment:**

There being no further business, a motion to adjourn was made by Rebecca "Becky" Earnest and seconded by Allison Kelly. A vote was called, motion carried. The meeting adjourned at 8:40 PM.

  
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Rebecca "Becky" Earnest, Secretary

  
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Date