



BOARD OF TRUSTEE: REGULAR MEETING MINUTES

October 12, 2015 at 7:00PM

1. Call to order

By: Philiias "Phil" Matton, Chairman at 7:00 PM

2. Invocation

By: Rebecca "Becky" Earnest, 1st Vice Chairman

3. Pledge of Allegiance

By: Philiias "Phil" Matton, Chairman

4. Roll Call

By Joanne Gaughan, Secretary; Philiias "Phil" Matton, Chairman; Joanne Gaughan, Secretary; Marilyn Spall, Treasurer; Rebecca "Becky" Earnest, 1st Vice Chairman; Marion "Molly" Stone, Assistant Secretary; Rodney "Rod" Lindsay, Trustee; Cathleen "Cathi" Brennan, Assistant Treasurer; Gregory "Greg" Clifford, Trustee, all acknowledged their presence. Absent: Harald Albinus, 2nd Vice Chairman. Cheryl Ennis, District Manager was present with Jessica Saeger recording. Sharon Johnson ushered contractors in and out of the meeting.

5. Announcements by Chairman:

Phil Matton announced that all contractors will present their recommended product for the mansard roof replacement prior to covering the remaining agenda.

6. Consideration of Approving the Board Meeting Minutes of September 28, 2015:

Becky Earnest made a motion to approve the September 28, 2015 meeting minutes. Cathi Brennan seconded the motion. A vote was called, motion carried.

7. Treasurer's Report - Presentation of the financial reports for the month of August 2015:

The Treasurer's report was posted on the bulletin board and distributed to the Board prior to the meeting. Presentation of the financial report for August 2015 was made by Marilyn Spall. Marilyn stated this fiscal year budget is tight but we are moving forward.

Rod Lindsay made a motion to accept the August 2015 report for audit. Molly Stone seconded the motion. A vote was called, motion carried.

8. Mansard Roof Replacement - Contractor Proposals [Continued from 9-28-15]:

Nick Hile, Owner, represented All Pro Florida Roofing and Construction located in Merritt Island. Nick gave his recommendation of Permatile for the mansard roof replacement. The Board asked Nick several questions regarding product, warranty, existing roof concerns, and turnaround time. He answered all questions. The Board thanked Nick Hile for his time.

Bill Stillwell, General Manager, represented Hippo Roofing LLC located in Melbourne. Bill gave his recommendations and stated he has territorial rights for Interlock. The Board asked Bill several questions regarding product, warranty, and contractual agreement. He answered all questions. The Board thanked Bill



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Stillwell for his time.

Michael J. Bonaiuto, Owner, represented Michael J. Bonaiuto Roofing, Inc. located in Palm Bay. Michael introduced his senior foreman John Copeland. Michael gave his recommendations on the mansard roof replacement. His contractual agreement was not available for the Board to view during his presentation, but he stated it would be sent over in the morning. The Board asked many questions about the product, warranty, existing roof concerns, and turnaround time. He answered all questions. The Board thanked both Michael and John for their time.

9. Flood Insurance Policy Renewal [Continued from 9-28-15]:

A flood plain map was shown to illustrate relating flood areas. The map showed the nearest flood zone is found on the east side of Interstate 95 (I-95).

Joanne Gaughan asked Cheryl Ennis if the flood insurance policy is optional. Cheryl stated that she contacted the City of Palm Bay, FEMA, and our insurance company and we are not required to carry flood insurance.

Joanne Gaughan made a motion to cancel the flood insurance policy. Becky Earnest seconded the motion. A vote was called, motion carried.

10. Paint Exterior Recreation Building [Continued from 9-28-15]:

Greg Clifford suggested choosing one higher quality of paint and require all contractors to quote on that particular paint (ie. BEHR).

Bruce Crabb, 442 Neighborly Court, gave his recommendations on requesting painting quotes.

Joanne Gaughan recommends having the arch windows repaired prior to any painting. Cheryl agreed.

Rod Lindsay made a motion to accept Customer's 1st Choice Paint, Inc. proposal for two (2) coats of paint in the amount of fourteen thousand thirty-one dollars (\$14,031.00). Becky Earnest seconded the motion. A vote was called, one opposed.

11. ADA Door Opener [Continued from 9-28-15]:

The Board reviewed the quote from CDA Solutions for the ADA Door Opener. Molly Stone asked Marilyn Spall if we have money in the budget to cover this project. Marilyn restated the budget is tight, but she will review the budget.

Becky Earnest made a motion to table this discussion until funds are available. Molly Stone seconded the motion.

Rod Lindsay suggested not only installing an ADA Door Opener but adding an extension to allow better access into the building.

Bruce Crabb, 442 Neighborly Court, asked for clarification on our reserve funds.



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A vote was called to table the discussion, motion carried.

12. Dog Park [Continued from 9-14-15]:

Becky Earnest stated there is a petition with one hundred thirty (130) votes against the dog park.

Charlotte Gladstone, 274 Charm Court, gave suggestions on different locations for the dog park.

Bruce Crabb, 442 Neighborly Court, shared his concerns.

Gloria Walsh, 403 Holiday Park Boulevard, shared her concerns. She wanted to remind anyone interested in becoming active within the community, HPPOA always accepts volunteers.

Kay Vaughn, 133 Holiday Park Boulevard, shared her concerns.

Laverne Fisher, 238 Mystic Boulevard, shared her concerns.

Stephen Sabella, 260 Berry Court, shared his concerns.

The Board listened to the audience's opinion both for and against the dog park.

Becky Earnest made a motion to discontinue the discussion for a dog park. Joanne Gaughan seconded the motion. A vote was called, motion carried.

14. Palm Tree Trimming:

Rod Lindsay made a motion to accept the quote from Alpine Tree Service of Brevard in the amount of two thousand fifty-five dollars (\$2055.00). Marilyn Spall seconded the motion. A vote was called, motion carried.

15. Public Comments:

Henry Gartner (Flakey), 1183 Center Lane, voiced concerns regarding the broken water meter covers and the safety of our sidewalks.

Robert Silipigni, 420 Holiday Park Boulevard, complimented on the parking lot and shared his concerns over contractor's equipment.

Helen Ferguson, 1127 Keystone Court, commented on the nature of the sidewalks.

Patti Peck, 1014 Willow Court, brought attention to an area where someone drove through the parking lot greenspace. She mentioned possibly adding some form of barricade (ie. bushes) to eliminate this problem. Cheryl stated bushes were placed there previously and we do not have irrigation in that area. The Board contemplated other ideas for that particular area.

Eileen Krause, 1121 Lindsey Court, requested discussion on the next agenda concerning patchwork for our sidewalks.

16. Trustees remarks:

Rodney Lindsay had no comment.

Molly Stone was delighted to see new faces and thanked everyone for attending.

Cathi Brennan had no comment.

Marilyn Spall had no comment.

Phil Matton was glad to see new people at the meeting.



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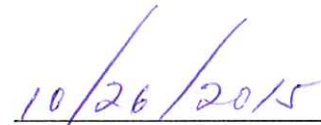
Becky Earnest reminded everyone about the fundraising date change.
Joanne Gaughan asked if the current audience returned their census to the office and picked up a new Deed Restriction booklet.
Greg Clifford had no comment.

17. Adjournment:

*There being no further business, a motion to adjourn was made by Becky Earnest and seconded by Phil Matton. A vote was called, motion carried.
The meeting adjourned at 8:50 PM.*



Joanne Gaughan, Secretary, Board of Trustee



Date