



## BOARD OF TRUSTEE: WORKSHOP MEETING MINUTES

October 26, 2015 at 7:00 PM

1. **Call to order**  
By: Philius "Phil" Matton, Chairman at 7:00 PM
2. **Invocation**  
By: Rebecca "Becky" Earnest, 1st Vice Chairman
3. **Pledge of Allegiance**  
By: Philius "Phil" Matton, Chairman
4. **Roll Call**  
By Joanne Gaughan, Secretary; Philius "Phil" Matton, Chairman; Joanne Gaughan, Secretary; Marilyn Spall, Treasurer; Rebecca "Becky" Earnest, 1st Vice Chairman; Rodney "Rod" Lindsay, Trustee; Cathleen "Cathi" Brennan, Assistant Treasurer; Gregory "Greg" Clifford, Trustee, Harald Albinus, 2nd Vice Chairman, all acknowledged their presence. Absent: Marion "Molly" Stone, Assistant Secretary. Cheryl Ennis, District Manager was present with Jessica Saeger recording.
5. **Announcements by Chairman:**  
Phil Matton welcomed back residents and mentioned that we have a full agenda this evening.
6. **Consideration of Approving the Board Meeting Minutes of October 12, 2015:**  
*Becky Earnest made a motion to approve the October 12, 2015 meeting minutes. Harald Albinus seconded the motion. A vote was called, motion carried.*
7. **Recreation Hall Mansard Roof Replacement [continued from 10/12/15]:**  
The Board considered the materials recommended by different contractors on the mansard roof replacement. The Board asked to look at the sample materials again and voiced any concerns. Rod Lindsay stated the overall difference between contractors boiled down to price.  
  
Joseph Clancy, 1134 Greenview Court, asked for clarification on purchasing the new mansard. Marilyn Spall explained.  
  
Robert "Bob" Shearer, 382 Holiday Park Boulevard, asked for clarification on the warranty.  
  
Stephen "Steve" Sabella, 260 Berry Court, mentioned different material for durability.  
  
Barbara Hoffman, 1021 Little Court, suggested receiving feedback from customers on contractors.  
  
David Wehrmeyer, 170 Holiday Park Boulevard, commented on All Pro Florida Roofing.  
  
Anna Brown, 1135 Greenview Court, asked for clarification on the reasoning behind the replacement. Cheryl Ennis explained.



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*Joanne Gaughan made a motion to accept All Pro Florida Roofing for the mansard roof replacement in the amount of sixteen thousand two hundred dollars (\$16,200.00). Becky Earnest seconded the motion. A vote was called, motion carried two opposed.*

**8. Guest Extension Request:**

Anna Brown explained the circumstances behind her request for a guest extension. The Board asked several questions concerning the age of the guest and the guest's child, as well as the time frame for the extension.

*Greg Clifford made a motion to grant the extension request. Harald Albinus seconded the motion.*

Bruce Crabb, 442 Neighborly Court, asked the Board to be cautious with any extension, as this would set a precedent.

*Harald Albinus restated the motion to grant the extension until November 30, 2015 and not one day longer. A vote was called, motion was opposed.*

**9. Window Repairs:**

Cheryl Ennis explained all contractors gave different solutions to the problem of the rotted windowsills. The Board discussed the three (3) different recommendations and quotes regarding the window repairs.

David Wehrmeyer, 170 Holiday Park Boulevard, mentioned a possible solution would be to wrap aluminum around the windows. Rod Lindsay explained the problem is at the windowsill.

*Rod Lindsay made a motion to approve A.L. Phoenix to repair ten (10X) windows in the amount of fourteen hundred eighty-three dollars and ninety-eight cents (\$1,483.98). Cathi Brennan seconded the motion.*

George "Ron" Jacobs, 298 Holiday Park Boulevard, suggested contacting the City of Palm Bay to gain information on any complaints received against contractors. Joanne Gaughan and Phil Matton reassured him the contractors are researched.

*A vote was called to approve A.L. Phoenix to repair windows, motion carried.*

**10. Hiring Policy:**

Phil Matton, Chairman, stated our sister park in North Port has residents working for their park. The Board discussed the previous policy and how it evolved over time. The Board conferred on both the advantages and disadvantages regarding hiring residents.

Steven Sabella, 260 Berry Court, commented on the existing policy.

Joseph "Joe" Gallo, 216 Holiday Park Boulevard, voiced his concerns on the current hiring policy.

Robert "Bob" Shearer, 382 Holiday Park Boulevard, commented on the talent within the community.



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Bruce Crabb, 442 Neighborly Court, asked what information employees can view about residents by accessing the District's computer system.

Gloria Walsh, 403 Holiday Park Boulevard, asked how the sister park manages hiring residents. Joanne Gaughan explained North Port does not have gate attendants and outsources lawn care.

David Wehrmeyer, 170 Holiday Park Boulevard, commented on the current hiring policy.

George "Ron" Jacobs, 298 Holiday Park Boulevard, commented on residents love for the Park.

Harald Albinus asked for a show of hands from the audience that feels residents should be able to be employed within the District.

James Gahan, 464 Holiday Park Boulevard, commented on the conflict of interest. Becky Earnest mentioned a prior gate attendant actually quit his paid position to become a Board member.

*Becky Earnest made a motion to allow residents within the park to hold paying positions, as needed. Harald Albinus seconded the motion. A vote was called, motion carried with one opposed.*

**11. Budget - Planning for Future:**

Joanne Gaughan mentioned researching the probability of revenue from these abandoned homes. She stated creating a possible line item to the budget for this income. She encouraged everyone to establish a will or living trust and provide this information to the District office to avoid future complications.

Phil Matton stated our attorney advised we could purchase the abandoned or auctioned homes.

Mary Evans, 134 Holiday Park Boulevard, asked for clarification on purchasing property in the Park.

Marilyn Spall cautioned everyone when engaging in real estate transactions.

**12. Trustee Project Updates:**

Phil Matton, Chairman, mentioned he would like to discuss project updates at another meeting.

Joanne Gaughan announced a letter was received and given to the Board regarding a confederate battle flag being flown in the Park. It was stated there is no policy against it.

**13. Public Comments:**

Judy Turcotte, 114 Holiday Park Boulevard, asked if anything can be done about the feral cats in the Park. Cheryl Ennis explained the cats can be picked-up, neutered, and dropped back to the colony.

Cheryl Ennis explained it is against the law to feed feral cats and/or raccoons. She suggested contacting Brevard County Animal Services and reporting it.



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Mary Evans, 134 Holiday Park Boulevard, commented further on the discussion of feral cats.

**14. Trustees remarks:**

Rod Lindsey had no comment.

Cathi Brennan had no comment.

Marilyn Spall had no comment.

Phil Matton had no comment.

Becky Earnest reminded everyone about Halloween Happy Hour on Friday from 4PM-6PM, BYOB, and bring a snack to share.

Joanne Gaughan had no comment.

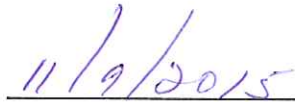
Greg Clifford had no comment.

Harald Albinus had no comment.

**15. Adjournment:**

*There being no further business, a motion to adjourn was made by Becky Earnest and seconded by Harald Albinus. A vote was called, motion carried. The meeting adjourned at 8:21 PM.*

  
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Joanne Gaughan, Secretary, Board of Trustee

  
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Date