



BOARD OF TRUSTEES

WORKSHOP MEETING MINUTES January 26, 2015 - 7:00 PM

1. Call to order

By: Philias "Phil" Matton, Chairman at 7:01 PM

2. Invocation

By: Rebecca "Becky" Earnest, Secretary

3. Pledge of Allegiance

By: Joanne Gaughan, 2st Vice Chairman

4. Roll Call

By: Rebecca "Becky" Earnest, Secretary; Philias "Phil" Matton, Chairman; Allison Kelly, 1st Vice Chairman; Joanne Gaughan, 2nd Vice Chairman; Thomas Mahon, Treasurer; Marilyn Spall, Assistant Treasurer; Rebecca "Becky" Earnest, Secretary; Marion "Molly" Stone, Assistant Secretary; Harald Albinus, Trustee. All acknowledged their presence. Rodney "Rod" Lindsay, Trustee was absent. Cheryl Ennis, District Manager was present with Sharon Johnson recording. Jessica Saeger was also present.

5. Announcements by Chairman

Phil Matton reminded everyone that the Special Deed Restriction Meeting is scheduled for tomorrow evening at 7pm. This meeting has been scheduled for the entire community to be able to come and ask questions regarding the Deed Restrictions.

Phil Matton stated that he has requested the supervisors from the Gate, Grounds and Custodial staff to come before the Board on February 23, 2015 for a question and answer period.

6. Board Meeting Minutes – Consideration of Approving the Board Meeting Minutes of December 22, 2014

The minutes from the December 22, 2014 Workshop Meeting, were posted on the District web site and bulletin board for review as well as distributed to the Board prior to the meeting.

Becky Earnest made a motion to approve the Workshop Meeting Minutes of December 22, 2014. Joanne Gaughan seconded the motion. With no questions by the Board or residents, a vote was called. Motion carried

7. Consideration of hearing Appeal of ACC Decision Regarding Concrete Layout for 192 Holiday Park (applications previously submitted to the Board for review)

Motion to *(confirm and approve the A.C.C. decision-requiring owner to remove existing concrete) or (Motion to rescind the A.C.C. decision-requiring owner to remove existing concrete and approve application (as submitted (or) with amendment)*

Ms. Kendra Bender 192 Holiday Park Blvd asked to address the Board of Trustees regarding her home and property at 192 Holiday Park Blvd NE. (copy of appeal in office for review).

The District Manager had asked that all Board Members come to the office and listen to the audio of the ACC Meeting in question.

There was much discussion among the Board of Trustees, ACC Committee Members and the residents with regards to issues and the concrete driveway.

Allison Kelly was asked to read a letter from Rodney Lindsay with his opinion on the situation as he was unable to attend the meeting.

Allison Kelly made a motion with three (3) different opinions and then rescinded the motion, as only one motion can be made at a time.

Phil Matton stated that Holiday Park has stricter guidelines than what the City of Palm Bay has.

Thomas Mahon made a motion to rescind the ACC recommendations and approve Addendum B which does not have a shed in it which needs to be added using the existing driveway and angle concrete to the new carport which was submitted by Kendra Bender to the Board of Trustees. Harald Albinus seconded the motion. A vote was called, motion carried with 2 opposed.

Phil Matton abstained from voting due to a conflict of interest.

Joanne Gaughan asked the secretary to take a roll call. A roll call was then taken by the secretary Becky Earnest.

Allison Kelly	approve
Joanne Gaughan	opposed
Becky Earnest	opposed
Harald Albinus	approve
Marilyn Spall	approve
Tom Mahon	approve
Molly Stone	approve

With a vote of 5 -2

Allison Kelly suggested to both Donna Matton and David Peck from the ACC Board to maybe define no concrete against the mobile or define that sentence as it's all a matter of definition. That way it is clear and this does not happen again, as it is all a learning process.

Tom Mahon suggested that maybe if someone is appealing the ACC ruling we should have a process by going back to the ACC to try and work it out before coming before the Board.

8. **Managers Report – Review of activities for the month of January**

The District Manager's Report for January 2015 was posted on the District website and bulletin board for review as well as distributed to the Board prior to the meeting. Cheryl Ennis reviewed the District Manager's report.

Phil Matton asked for a motion to accept the Manager's Report. Allison Kelly made the motion to accept the Manager's Report for January 2015. Becky Earnest seconded the motion. A vote was called, motion carried.

9. **Consideration of Approving Demolition of the Pool Utility Building.** Review quotes to demo pool utility building to remove valves, install solid pipe, and fill foundation. (Note: there is a possibility that, in reconnecting pipes, a portion of the pool deck may need to be removed to access and reconnect plumbing). All quotes are plus permit fees if required.

There are three (3) quotes that have been received:

Atlantic Excavation and Paradise Pools working together	Bid: \$7875.00
Space Coast Shotcrete	Bid: \$8500.00
Pool Doctors of Brevard	Bid: \$6200.00

Joanne Gaughan asked why the Pool Doctor's quote is only good until tomorrow 1-27. As Cheryl explained most companies give quotes for a short period of time and this quote was originally given on 12-9 which was good for 10 days but we dragged it out. Cheryl did call them this morning explained that there would be a meeting tonight so they stated that they will honor the quote thru January 27th.

Joanne Gaughan went on to ask about warranty and permitting from the Pool Doctor. Cheryl explained that it does include both.

Phil Matton asked that when the job is completed if it would be level with the pool deck. Cheryl explained that it will be ground level. Also it was explained that they may have to cut into the pool deck to get the PVC pipes refitted together but at this time it is an unknown, but no quotes have been given on this. The Pool Doctor has better knowledge than anyone else.

Joanne Gaughan asked the District Manager asked if she had a preference. As she explained, the community in the past has had experience with the Pool Doctor. Becky Earnest then asked what Cheryl's recommendation would be. As she stated, they all know what we want to do. One is as good as the other. If it has to do with cost, I'm sure that the Pool Doctor would be fine.

David Peck 1014 Willow CT asked if this was already presented to the Board and approved at the meeting of 12/22/14 with Brevard Electric for \$4891.70. Now we are back again going over the plumbing again, is this two (2) different projects? As Cheryl explained only the electrical was voted and approved at that time. The demolition of the pool utility room part was only for review. At that time there was only one quote and the board requires three quotes.

Allison Kelly made a motion that we accept the Atlantic Excavation proposal in the amount of \$5,375.00. Cheryl explained that there are two quotes as Atlantic and Paradise would be working together, so the bid would be \$7875.00. Allison decided to rescind that motion as she was not aware that they would be working together.

Becky Earnest made a motion to approve demolition of the pool utility room for \$6,200.00 with Pool Doctor. Harald Albinus seconded the motion. A vote was called, motion carried with 2 opposed.

Joanne Gaughan asked the secretary to take a roll call. A roll call was then taken by the secretary Becky Earnest.

Allison Kelly	approve
Joanne Gaughan	opposed
Becky Earnest	approve
Harald Albinus	approve
Marilyn Spall	opposed
Tom Mahon	absent (left meeting early)
Molly Stone	approve
Phil Matton	approve

With a vote of 5 -2

- 10. Consideration of approving purchase of an additional 20 Podocarpus for the fence along Holiday Park at the same price of \$55.00 each installed total of \$1100.00 (Palm House recommended planting shrubs closer than original bushes in order to achieve objective of creating a solid hedge)**

Cheryl Ennis was asked by Joanne Gaughan what kind of warranty would come with these bushes. She explained that they come with a one year warrantee.

Becky Earnest asked Cheryl if there was enough money, Cheryl responded by stating that we had funds in the Landscaping Account.

Becky Earnest made a motion to buy twenty (20) more Podocarpus to be put along the fence at a price of \$55.00 each. Joanne Gaughan seconded the motion. A vote was called, motion carried.

- 11. Discuss - Powers and Duties of the A.C.C.**

Phil Matton explained that he had this put on the agenda for the people to be able to ask questions and better understand the ACC as to what their duties are. Phil Matton asked if residents have any questions regarding the ACC. With no questions, he went on to say that they keep this place from being a trailer park.

- 12. Consideration of approving the A.C.C.'s form for home removal**

Molly Stone stated that it would be clearer if all changes are underlined, so that we know what the differences are from what is already in effect.

Joanne Gaughan feels that there are still many changes that need to be made to make it correct. She went on to note several changes that need to be made. With that said, she does not feel that this form regarding Home Removal should be approved at this time, until all corrections are made. Joanne then went on to say that she is willing to work with Patti regarding these changes before coming back to the Board.

Allison Kelly asked if we collect copies of license and insurance before contractors can work in the park. Joanne Gaughan responded that the office does collect this information.

Becky Earnest made a motion regarding corrections that Joanne spoke about be made on this form then brought back to the next Board Meeting. Molly Stone seconded the motion. A vote was called, motion carried.

13. Public Comment

John LaLima 1055 Sunflower stated that form needs to go back to the ACC Board for our approval before going back to the Board for your approval. The ACC Board needs to decide what changes are to be made.

Howard Sprague 126 Holiday Park Blvd. asked about the loans that we took out 10 years ago for roads, where does this loan stand now, do we keep on adding to it. Also, the lighting that we are doing, he hopes that we are getting advice before doing anymore, because what you are doing is wrong. We do not need lights shining in your eyes as you pull into the Rec Center.

Bob Shearer 382 Holiday Park Blvd. wants to comment on the powers and duties of the ACC Committee. He has heard a lot of remarks stating that Palm Bay never gets back to them, and they never answer. I am on their email list and they send me things every week on updates and everything going on in Palm Bay. He tries to attend either a meeting once a month or some kind of conference. He thinks maybe members of the ACC committee should try and attend some meetings to get the updates and find out what is going on in the area.

14. Trustee Remarks

Molly Stone – nothing at this time

Marilyn Spall – nothing at this time but thanked everyone for coming

Harald Albinus – spoke with Cheryl regarding ordering 4 more Wireless Microphones

Joanne Gaughan – wanted to let Howard Sprague know that we still have 3 outstanding loans, 2 of them have exceptionally low interest rates but it is posted on the Board every month for everyone to see.

Becky Earnest – reminder that the next Fundraiser will be at the Texas Roadhouse on Feb. 19th.

Allison Kelly – wanted to thank everyone for their patience and understanding tonight but it was a very good meeting, the Board is here for everyone not just some of us.

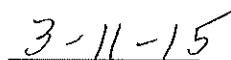
Phil Matton asked Cheryl the status of the Blue Shirts for the Trustees. Cheryl explained that she was still waiting for a couple of Trustees to come to the office with their sizes so that she can order them.

15. Adjournment

A motion to adjourn was made by Becky Earnest and seconded by Allison Kelly. A vote was called Motion carried. The meeting was adjourned at 8:45pm.



Rebecca Earnest – Secretary
Board of Trustees



Date