



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

BOARD OF TRUSTEES

REGULAR MEETING MINUTES

June 11, 2018 – 7:00PM

Keith Rittscher
Chairman

Bob Shortlidge
1st Vice-Chairman

Ellouise Raffo
2nd Vice-Chairman

Joanne Gaughan
Secretary

Assistant Secretary

Kendra Bender
Treasurer

Barbara Whitneck
Assistant Treasurer

Helen Ferguson
Trustee

Trustee

District Manager

Ryan Poliakoff
District's Attorney

* To comment on an item, after you have been recognized by the Chair, please go to the microphone and clearly give your name and address for the record. You may speak for up to three minutes. Note: If formal action is to be taken on an item by the Board, public comment will be requested prior to the vote.

*Silence ALL cellphones during public meetings

NOTE: MINUTES OF BOARD MEETINGS ARE PREPARED IN SUMMARY FORM ONLY. PER CHAPTER 286.0105 FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL A DECISION OF THE BOARD HE/SHE SHOULD ARRANGE FOR A VERBATIM RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY IN EVIDENCE ON WHICH THE APPEAL IS MADE.

"A community intended and operated for persons 55 and older"



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1. Meeting call to order by Keith Rittscher

2. Invocation

3. Pledge of Allegiance

4. Roll Call by Ellouise Raffo

Present were Keith Rittscher, Chairman; Bob Shortlidge, 1st Vice-Chairman; Ellouise Raffo, 2nd Vice-Chairman; Kendra Bender, Treasurer; Barbara Whitneck, Assistant Treasurer; Helen Ferguson, Trustee. Absent was Joanne Gaughan, Secretary.

5. Announcements by Chairman

The Chairman's announcements were as follows

- The TV and organ is still here, someone will be picking them up in a week.
- DBI, the company contacted to bid out pressure washing the wall still has not gotten back to us. We will probably just take it over so we can get it done.
- They have permits for the sign out front and it will be installed next week.
- The cameras are coming along.
- The qualifying period to submit paperwork to run for a seat on the Board is June 18th 12pm to June 22nd 12pm.
- I would like our new District Manager, Sheree Morris, to give a quick report.

Sheree Morris; mentioned the new hire, Derrick Cannon, on the lawn crew. Went over the projects she picked up and has been working on. Said a letter was hand delivered to 206 Holiday Park Blvd. and she spoke personally to the owner. Spoke about AT&T replacing the fiber optics for 200 homes in the park. Asked that the Board please approve new trash cans for the community center. Said 248 Holiday Park Blvd. will be closing next Tuesday.

6. Approval of 5/23/18 and 5/25/18 Special Meeting Minutes

Action: Motion to Approve 5/23/18 Meeting Minutes made by Ellouise Raffo, Bob Shortlidge seconded. Motion to Approve 5/25/18 Meeting Minutes made by Helen Ferguson, Bob Shortlidge seconded.

Trustee Comment

Public Comment

Call for vote; motions passed

7. Treasurer's Report

Kendra Bender gave the treasure's report

Attachment: Revenues & Expense Report: Budget Performance, Balance Sheet and Loan Balances

Action: Motion to Approve the Treasurer's Reports as read made by Bob Shortlidge, Helen Ferguson seconded.

Trustee Comment

Public Comment

Call for vote; motion passed

8. Trustee Reports

Kendra Bender went over the beatification of the Park she has been working on with Joanne Gaughan.



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Barbara Whitneck; announced the Ladies Luncheon would be on Wednesday, spoke about the July 4th celebration and said bead making would start in August. **Bob Shortlidge** announced the lawn crew will have their new truck tomorrow. Said he is still researching bridges and will be looking at the sidewalks to see what work needs to be done. **Motion** to spend up to \$3,000 to replace the garbage cans made by Bob Shortlidge, Kendra Bender seconded. Discussion on if \$3,000 is enough. Bob Shortlidge amended the motion and asked that up to \$5,000 be granted for new trashcans, Kendra Bender seconded. **Patti Peck, 1014 Willow** asked how many trashcans are being purchased and the algae at the back pond. **Sheree Morris** said the trashcans are heavy duty and built to last. Said we are aware of the algae and the Lake Doctors will be out Wednesday to take a look. Call for vote; **motion** passed

9. Old Business

a. Bocce Court Update

Keith Rittscher said Robert Scott Construction has been notified that he got the job. It will be some time before he can start but it will get done.

b. AC Bids Update

Keith Rittscher stated Sheree is looking into keeping just a regular warranty and establishing a relationship with a company to do yearly maintenance and upkeep.

c. Wish List Discussion

Keith Rittscher went over the Wish List

10. New Business

a. 430 Holiday Park Blvd.

Keith Rittscher spoke about 430 Holiday Park Blvd. and the issues facing the sale of that property. **Marty Petersen, 1050 Moonlight** stated it is encroaching on setbacks. **Kendra** asked how far it is into the set back. **Marty Petersen** stated 1 foot. **Sal Cursi, 1107 Keystone** said the ACC Board is not qualified to make that call. More discussion on the violations against this property took place. **Keith Rittscher, Kendra Bender, Marty Petersen** and **Sal Cursi** stated their opinions. **Bob Shortlidge** requested this be tabled until all Board members had more information. **Marty Petersen** continued to talk about the history for 430 Holiday Park. **Bruce Crabb, 442 Neighborly** suggested the Board start making variances. **Bob Silipigni, 420 Holiday Park** asked what was going to be done about public safety. **Sheree Morris** said that is something that will be addressed. **Keith** said there is no legal standing to enforce the speed limit. **Sal Cursi** shared his opinion on the ACC Board.

Action: Motion to Approve

Trustee Comment

Public Comment;

Call for vote

b. Reviewing Storage Compound Rules

Bob Shortlidge spoke about his idea to expand the storage compound. Read the Storage Compound rules.

11. Public Comment

Patti Peck, 1014 Willow doesn't feel Junior should be allowed in the park. **Bob Shortlidge** said if he sees him, he will say something. **Sal Cursi** said he should produce a license. **Keith** stated we could notify the gate not to let him in. **Sheree** encouraged residents to make sure they hire someone licensed and insured. Eileen Kraus brought up 250 Holiday Park not having a carport. Keith said we would not allow the property to be rented out until they are in compliance. **Laverne Fisher, 238**



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Mystic said she is on the ACC and she tries the best she can. Asked what they want from the ACC Board. Asked for a garbage can on the board walk at the front of the park. **Keith** thanked her for participating and being on the ACC. Said he wasn't sure about the garbage cans because who would pick it up? Suggested a sign. **Sal Cursi** mentioned seeing a coyote in his front yard. **Bruce Crabb** you can't legislate stupidity.

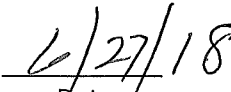
12. Trustee Comments

Kendra Bender and **Helen Ferguson** welcomed Sheree. **Keith** reminded everyone to keep comments respectful.

13. Adjournment; **Bob Shortlidge** made a motion to adjourn, **Kendra Bender** seconded. Adjourned at 8:15pm



Joanne Gaughan- Secretary
Board of Trustees



Date