



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE
Palm Bay, Florida 32907-2196

BOARD OF TRUSTEES

SPECIAL MEETING – Deed Restriction

September 30, 2014

1. Call to order

By: Joanne Gaughan, Chairman, at 1:02 P.M.

2. Pledge of Allegiance

Led By: Joanne Gaughan

3. Roll Call

By: Marion “Molly” Stone, Secretary; Joanne Gaughan, Chairman; Rebecca “Becky” Earnest, 1st Vice Chairman; Harald Albinus, 2nd Vice Chairman; Marion “Molly” Stone, Secretary; Philius “Phil” Matton, Treasurer Marilyn Spall, Assistant Treasurer; Rodney “Rod” Lindsay, Trustee and Daniel “Dan” O’Connell, Trustee. All acknowledged their presence. Allison Kelly, Assistant Secretary, and was absent. Cheryl Ennis, District Manager was present with Sharon Johnson recording.

4. Announcements by Chairman

Joanne Gaughan announced that, in the future, the DOR’s would be referred to as Deed Restrictions not Deed of Restrictions saying that it was incorrect. She also said that there were a few Deed Restrictions that needed review and they would be discussed first.

5. Review and Discussion of Rewritten DR’s

The DRs will be adjusted to say Deed Restrictions or DR’s. Items will be renumbered as needed to reflect the changes requested by Board members to date.

6. Review and Discussion of Remaining DR’s

Maintenance of exterior of home and Condition of Property were addressed first. It was decided that a specific list of items was unnecessary and storage of items outside the home would not be allowed. All household items designed for indoor use should be stored inside and patio furniture, grills bicycles that could be designated as outdoor items would be allowed as long as a patio was not a storage area for unused items.

Keith Rittscher, 391 Holiday Park, asked if storing items such as washer and dryers behind a screen would be allowed. It was suggested that as long as the items are used, not stored, and not visible from the street or adjacent property, it would be allowed.

Donna Matton, Holiday Park, expressed her concern with residents who leave for the season or extended periods of time that do not store their patio items and leave them out creating a hazardous situation during hurricane season.

Becky Earnest asked for the attorneys’ opinion on how to word a deed restriction that would require absent owners to store such items as Donna Matton mentioned and how it could be enforced.

Thomas Mahon, 281Cheswick, suggested the District remove items if left that would pose a danger if

there was an impending storm.

Keith Rittscher, 391 Holiday Park, thought that specifying a specific number of days that an owner would be absent during hurricane season when items would need to be stored and those not in compliance would be subject to the fine system.

Joanne Gaughan said that after the DR's are completed that she would like to see realtors get a copy, so they can inform their prospective buyers.

The Board discussed fencing and whether it was addressed in the A.C.C.'s Rules and Regulations.

Donna Matton, 265 Holiday Park, said people put fence around patios and around trashcans but we do not have any that interfere with lawn maintenance.

Dave Peck, 1014 Willow, said that the A.C.C. did not put a ruling in regarding fencing and said the previous committee had decided that no fence was allowed. He added that the current committee reviews the applications on a case-by-case basis.

Patti Peck, 1014 Willow, thought it should be specified where fence is allowed.

The recommendation from the Board is that the current DR will remain as is.

Enforcement of the ACC Requirements was also addressed, and it was stated that the attorney had written a policy intended to be a part of the DR's. He also agreed that the Board could, by resolution, set the fees accordingly.

Keith Rittscher, 391 Holiday Park, asked if there is going to be a review committee should an owner not agree with a ruling by the ACC or fines imposed.

It was stated that the fine system that will be in the deed restrictions will contain a review process should an owner request it. This review committee would be a group of residents other than that of the Board of Trustees or the ACC.

Joanne Gaughan said that the next step will be to complete the adjustment discussed and send the entire document to the attorney for review. The Board would then review the completed document and set a date for a public meeting to review all rewritten Deed Restrictions before it would go out to vote early spring.

7. Trustee Comment

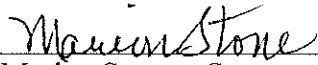
Rod Lindsay asked about the ACC Rules. It was said that they had already been approved but if there were items he would like to have adjusted that he should have it put on the agenda at a Board meeting.

8. Public Comment

The Public made no further comments.

9. Adjournment

Becky Earnest made a motion to adjourn. Rod Lindsay seconded the motion. A vote called. Meeting Adjourned at 2:15.



Marion Stone – Secretary
Board of Trustees

10-27-14
Date