



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

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

**BOARD OF TRUSTEE
REGULAR MEETING**
February 10, 2014 -7:00 PM

1. **Call to order**
By: Joanne Gaughan, Chairman, at 6:59 P.M.
2. **Invocation**
By: Molly Stone
3. **Pledge of Allegiance**
Led by: Joanne Gaughan, Chairman
4. **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; Allison Kelly, Assistant Secretary, Philius "Phil" Matton, Treasurer; Marilyn Spall, Assistant Treasurer; and Rodney "Rod" Lindsay, Trustee; Daniel "Dan" O'Connell, Trustee. All acknowledged their presence. Cheryl Ennis, District Manager was present with Sharon Johnson recording.
5. **Announcements by Chairman**
Joanne Gaughan reminded residents and renters to lock up their homes, cars and belongings. Joanne Gaughan also asked for item 9a be added to the agenda for removal of the folding doors. Becky Earnest made "a motion to review pricing on the removal of the bi-fold doors in the recreation hall". A vote was called. Motion carried.
6. **Treasure's Report**
Presentation of the financial reports for December 2013 were made by Phil Matton. Copies of the reports were distributed to the Board, posted on the District's bulletin board and website prior to the meeting for review. With no questions or comments from the Trustees or residents, the report will be filed for audit.
7. **Project updates – Trustees - District Manager**
Cheryl Ennis updated the Trustees and residents on the ongoing projects. She said that the well abandonment and new well drilling would begin sometime next week and explained that landscapers had been contacted and quotes would be forthcoming and planned to present at the next meeting. Cheryl Ennis also discussed the Bright house cable that was being put in and the need to make a decision on how the community would like to see the TV station run and whether it would operate 24/7 or an 8 – 10 hr. day. This would be important when purchasing the computer that would run the program and the cooling system that would be needed. In addition, it was mentioned that Joe Vale from the Miller Group, the contractor that did the last road project,

came in and looked at Floral Ct. and said they would be in here sometime the end of March/April to improve the drainage.

Becky Earnest asked about Pleasant Ct and Cheryl Ennis said she could have a contractor come and see what could be done about the road.

Phil Matton said that pricing for the doors had been received for \$1716.00 and with the couple of incidences; we had in the park he would like to see the project done. Joanne Gaughan asked for the pricing to be distributed to the Board. Becky Earnest asked for a second quote. Marilyn Spall asked for an explanation of the TV station and it was explained that Bright House was supplying the District with its own station where we could list the activities or notices and information for the Park residents.

Cheryl Ennis explained that she had Burton Paving who was doing the white stripping with the beading come back in as there were several concerns and issues with the way it was coming out. We managed to get a few Board Members with the Contractor to discuss the concerns and issues that had arisen while they were putting the beading down. All in all we were not happy with the project. Burton Paving did end up taking off a considerable amount off the bill.

Harald Albinus did not have anything to report on Safety.

Allison Kelly had nothing to report at this time.

Becky Earnest stated that the ACC will have a Special Meeting regarding proposed changes to the DOR. This meeting will be posted and open to the public.

Rod Lindsay stated that most all the vehicles in the compound had been brought up to date with decals and only a few were still outstanding. Rod stated that he also has been approached from the pool players who would like to see another pool table purchased. He said some nights with the amount of pool players there is not enough time to get all the games in.

Public Comment on Projects:

Marvin Locke, 1190 Seminole, represented the pool players and said they have anywhere up to 40 players a night and two pool tables makes it almost impossible to get all the games done. Another pool table would give us what we need in order to accommodate all the players. In order to put another table in we would have to move a wall or do something different. He said there is room in the pool hall if we were to take out part of the library and move that wall out. Cost of a pool table ranges between \$3000.00 and \$5000.00. No matter what the weather these people play every night.

Rod Lindsay spoke with Cheryl regarding getting quotes on another pool table. She spoke with someone who works on pool tables and suggested that maybe we could find one on "Craig's List" and then have it resurfaced between \$600 to \$700.00. However, we still have the space problem.

Joanne Gaughan stated that this issue of buying a pool table would be put on an agenda in the near future.

8. Consideration of approving Aqua Source to install 5hp motor, timer, filters, plumbing, and electrical cost \$2960.00

Cheryl Ennis explained that American Pump and Melbourne pump were both called to check the quote received from Aqua Source for the pricing on the motor as well as an electrician called who recommended purchasing the items from a well contractor saying we would get the best pricing from them.

A motion was made by Phil Matton to approve the quote by Aqua Source for a price of \$2960.00 to complete the irrigation and pump system and also install the motor, timer, filters, plumbing and electrical of the well. Marilyn Spall seconded the motion. A vote was called. Motion carried.

9. Consideration of approving the purchase of a new Turf Cart

The Board was given copies of the quotes from three vendors with a total of 5 turf carts along with a comparison chart. Becky Earnest made a motion to approve the 500 lb cargo gas John Deere turf cart for a price of \$5,347.14 with a \$500.00 trade in from Everglade. Molly Stone seconded the motion. Allison Kelly asked as to what type of warranty was given. Cheryl explained that she was told that they should run around 2000 hours.

John LaLima, 1055 Sunflower Lane, asked what the warranty is not as to how many hours should they last. Exactly how long are they going to guarantee it for?

Roger Frenette, 1007 Moonlight CT, asked about keeping maintenance logs on the grounds equipment for preventive maintenance and asked if the records are for public review. Mr. Frenette also asked that we the audience should see the 3 quotes that were received when talking about an item. Cheryl explained that all quotes are posted on the bulletin board as well as on the Web Site.

Joanne Gaughan asked if we should wait until we find out what exactly the warranty is before voting on it. The consensus was to go forward and vote.

A vote was called. Motion carried.

9a. Added to the Agenda Quotes (2) For the Removal of the Bi-Fold Doors in the Rec Hall.

Joanne Gaughan explained that these doors have been broken for several years and the removal of the track and possible repair of the beam that the track is on.

Marilyn Spall asked about the big difference in prices of the 2 quotes, one is for \$800.00 with AL Phoenix with a clear notation stating that quote does not include repairing of the beam and the other quote is for \$2100.00 with Acousti Engineering which includes repairing the beam.

Rod Lindsay asked if there is a reason why we should have to take down the beam after the track is taken off. A coat of paint could be put on.

Allison Kelly asked as to why can't our maintenance department take down the track doors.

Phil Matton explained that they are very heavy. We would have to rent a metal cutter and cut around 4 feet up and trying to remove the heavy bi-fold doors someone might get hurt so for \$800.00 it would be well worth it.

Becky Earnest made "a motion to accept the bid for \$800.00 from AL Phoenix to take the room divider down". Rod Lindsay seconded the motion.

Phil Matton asked if taking the channel down is part of the deal with AL Phoenix.

Howard Sprague, 126 Holiday Park, wanted to know what was wrong with letting those doors just stay there. There are a lot of other things that should be done here, pool players need another table to play on which is an activity as well as the Bocci Court, which needs renovations. Why are we not spending money on those things?

A vote was called to accept AL Phoenix for \$800.00 to take down the doors, with one opposed. Motion carried.

10. Discussion - Deed of Restriction concrete pad removal

Joanne Gaughan stated that it was very evident that many people are very upset with properties that homes are being taken down and pads and other materials are being left on the property. Since it wasn't in our Deed of Restrictions we approached the Attorney and asked if we could make a resolution or amendment to the Deed of Restrictions so we could have those concrete structures taken down and removed. We did receive a draft back from the attorney and copies have been handed out.

The Board and Residents discussed the proposed Amendment to the Declaration of Condition, Covenants and Restrictions affecting property located in Port Malabar Holiday Park regarding abandoned structures and concrete slabs. (see attached)

Rod Lindsay did state that there is nothing in there regarding bringing the land back to grade.

Cheryl Ennis said she had already noted that on the memo given to the Board to add grading and sod.

Harald Albinus stated that since it is not going to be grandfathered in he wants to make everyone aware that all the people are responsible for their concrete slabs.

Cheryl Ennis explained that there are a couple of things to be added and re-worded. We did have someone remove a home last year and they reseeded after they were done removing the unit.

Molly Stone asked if we should be specific to say re-grade and reseed in there as there is nothing stating that. Also does not see the word plantings as nothing is specified. It does say debris, property or other improvements. Should we assume other improvements includes plantings to be cleaned out.

John LaLima, 1055 Sunflower Lane, stated that based on this he wants to know how it affects the property that has been there for 5 years and vacant.

Joanne Gaughan explained again that written notice will be sent and owners will be given up to 6 months and then we have the right to take the concrete down. This will have to go out for a vote. John then asked if we can do more of the Deed of Restrictions so that we do not have to have a mailing every couple of months.

Joanne Gaughan asked the Trustees if they wanted to move forward with this one and do a mass mailing or do you want to wait to finish all the Deed of Restrictions and have just one mailing.

Rod Lindsay suggests that we send the Attorney the recommended changes and then bring them back to be voted on now.

Dan O'Connell agrees that we should start now.

Marilyn Spall agrees that on this particular one that we should get it started.

Phil Matton stated that it was long overdue especially that lot when you first come in the Park and to start now.

Harald Albinus did not want do this now.

Allison Kelly agrees to start now with this one.

Molly Stone agrees and does understand that it would mean two mailings but this has been a thorn in our side.

Becky Earnest said definitely now.

Jean Beach, 1090 Moonlight, thought is should be done now and that it should specify that plantings be removed. Jean Beach also thought that if an owner needed an extension it should be an application through the ACC Board.

Roger Frenette, 1007 Moonlight, did not think 30 days was enough to remove the pad. He suggested that we should give additional time should there be a catastrophic event. He also thought it should be reseeded. This was already noted and will be included.

Rene St. Pierre, 222 Fantasy, suggested that if a home is going to be removed that the pads and driveways be removed at that time.

Bud Getz, 1142 Keystone, said that it is not always necessary to take out a pad if a new home is going to fit.

Donna Matton, 265 Holiday, agreed that it should be dependent on the needs of the owner, and recommendations of the contractor and whether or not the new home would fit, and if a home was going to be placed back on the property.

Allison Kelly suggested it be specified that if a mobile home is not going to be replaced that the slab is removed at the time of demolition.

Joanne Gaughan said the suggested changes will be sent to the Attorney and the document be brought back to the Board for a vote on whether or not to move forward at this time.

11. Discussion on Deed of Restriction 1 & 3 D, H, & I

Trustees and residents discussed the DOR items on the agenda resulting in the following DOR amendments:

- #1 See Attached
- #3D See Attached
- #3H See Attached
- #3I See Attached

Joanne Gaughan said that at the next meeting the Board would review 3 - G, N and O.

12. Public Comment

No Comments


13. Trustees remarks

Becky reminded residents about the fundraiser at Rooney's and asked everyone to carry a light at night while walking.

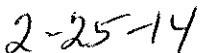
Allison Kelly, asked everyone to read the DOR and come prepared to discuss.

14. Adjournment

Becky Earnest made a motion to adjourn the meeting. Motion was seconded. A vote called and the meeting was adjourned at 8:45.



Rebecca Earnest – 1st Vice Chairman
Board of Trustees



Date