



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

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

**BOARD OF TRUSTEE
WORKSHOP MEETING**
January 27, 2014 -7:00 PM

1. Call to order

By: Joanne Gaughan, Chairman, at 7:00 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

With a lengthy meeting planned, Joanne Gaughan said she had no announcements at this time but asked that item 13a be added to the agenda to discuss the purchase of property and home. Becky Earnest made a "motion to add 13a to the agenda New Mobile Home Units". Phil Matton seconded the motion. A vote was called. Motion carried.

6. Board Meeting Minutes - Approval of the January 13, 2014 Board Meeting minutes

The minutes from the January 13, 2014 Board meeting were posted on the District website and bulletin board for review as well as distributed to the Board prior to the meeting. Becky Earnest "made a motion to approve the minutes with changes". Harald Albinus seconded the motion. The changes were noted. With no other comments, a vote was called. Motion carried.

7. Manager's Report

The manager's report 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 Managers report.

Phil Matton asked whether someone else besides the office personnel could do decals. Marilyn Spall suggested that maybe the Block Captains could remind residents when decals are issued. It was also suggested that it could be listed on the new Holiday Park Channel when that becomes available.

John LaLima 1055 Sunflower Lane, recommended that decals be done in January rather than December.

Harald Albinus made a “motion to accept the Managers Report.”Becky Earnest seconded the motion. A vote was called. Motion carried.

8. Consideration of appointing new member to the Architectural Control Committee.

Keith Rittscher resigned from the **Committee** due to family illness, his resignation was accepted by the board.

Cliff Halcomb 1019 Moonlight CT, said he had a contractor’s license when he retired and is willing to accept the appointment on the ACC Board. Allison Kelly made a motion to accept Cliff Halcomb to the ACC Board. Phil Matton seconded the nomination. A vote was called. Motion Carried.

9. Committee to Review the Deed of Restrictions – Moving Forward

Joanne Gaughan stated that due to illnesses and resignations, Allison Kelly asked that the Committee to review the Deed of Restrictions be disbanded. Joanne Gaughan reminded the residents that all the Deed of Restrictions, Ordinances, Policies and By-laws are on the website for everyone to review. Joanne Gaughan said that beginning with the next meeting in February, the Deed of Restrictions will be reviewed and we will be discussing openly until each and every Deed of Restriction, that we have has been reviewed starting with #1, 3 with sub sections D, H, & I.

Allison Kelly suggested that Board Members be distributed copies of the minutes from the meetings the Committee had. Allison noted that the minutes would be put into the Trustee mailboxes before the next meeting in February.

10. Consideration of approving contractor to abandon well at Recreation building

A quote summary for the proposed project contained three bids and was given to the Board prior to the meeting as well as posted on the District’s website and bulletin board for review. Cheryl Ennis reviewed the project for the Board and residents.

Cheryl Ennis explained that Aqua Source came to inspect the well and check the flow rate. It was determined that with the 3-inch pipe that was there, it was only running about 1/3 of rate it should whether or not it would be useful was answered as the well started to leak out the side with the pressure and it was determined the pipe was rusted through and would have to be abandoned. She said that there are 5 valves that go to this system and that before the roadway work was done this irrigation system handled the area around the Rec Center and parking lot.

There are 3 quotes to abandon the existing well and then to dig a new well.

The procedure to abandon a well is to pour concrete down the well until sealed. Florida Well Drilling was the company we went with when closing the well by the gate and we were charged

per bag of concrete used to seal the well which cost \$1575.00. Aqua Source is giving us a flat rate while the other companies are charging a per bag fee along with a base price.

Molly Stone asked if Aqua Source will guarantee that price inclusive for filling with cement?

Becky Earnest made a motion to accept the bid from Aqua Source for the flat rate of \$1,100.00. Rod Lindsay seconded the motion. A vote was called. Motion carried.

John LaLima asked if one company gave a better price for both abandoning and drilling a new well. It was explained that costs for both were given as line items by all three contractors where we could use the whole bid or just the line item pricing.

11. Consideration of approving contractor to drill new deep well for irrigation at Recreation building

A quote summary for the proposed project contained three bids and was given to the Board prior to the meeting as well as posted on the District's website and bulletin board for review. Cheryl Ennis reviewed the project for the Board and residents.

The prices were from the same 3 contractors, Perry & Leighty, Aqua Source, and Florida Well Drilling that gave us pricing for the abandonment.

Phil Matton made a motion to approve Aqua Source to drill the new well for \$2400.00. Marilyn Spall seconded the motion. A vote was called. Motion carried.

12. Consideration of purchasing a John Deere Gator TS off the State Contract less \$500 trade in \$5347.14. (\$5000.00 in capital outlay grounds equipment) Gator was picked up by Everglades Farm Equipment for repair and it was determined that the motor had no compression, the transmission is leaking. Cost to repair unknown. New motor with labor ~\$3000.00.

A quote from John Deere for replacement Gator was given to the Board for review as well as posted on the district website and bulletin board for review. Cheryl Ennis reviewed the problem noted above.

Rod Lindsay asked if this gator is one of our older pieces.

Becky Earnest asked what the consensus is for how long they last. Cheryl explained that the vendors said they usually last about 2000 hours on average.

Harald Albinus asked if this gator was powered by diesel as diesel has a much longer life. He also explained that there are several others manufactures that have these types of equipment such as Jacobson and Cushman and suggested checking out the prices before we decide as well as the prices on diesel equipment.

Molly Stone asked if it is the way that they are used and if we should be replacing them as soon as we are. (The equipment is 7 years old and has just over 2000 hours)

Marilyn Spall asked as to how many we have now and do we have different models. Cheryl explained that all four of the turf carts are John Deere and run on gas.

Joanne Gaughan tabled this so that other quotes can be received and brought back at the next meeting.

13. Projects - Building Improvements & Beautification

Cheryl Ennis presented photos and drawings for suggested improvements needed to the pool's valves and electrical room while Joanne Gaughan explained the photos and drawing. Improvements to the exterior restrooms and laundry were shown and it was suggested removing the showers and saunas and adding changing areas in the restrooms. Then presented were drawings and photographs of beautification improvements to the R.V. compound area and to the entrance to the Recreation building.

Joanne Gaughan stated that Cheryl received information regarding Beautification Grants that are becoming available with the City Palm Bay, and will be looking into getting more info on this.

13a. *Added to Agenda:* New Mobile Home Units

Joanne said that it had been suggested that we, as a community, look into buying a piece of property in the park and put a new mobile home unit on it saying that a new home could be insured and that every property in here could fit a 16ft wide mobile home.

Mary Evans, 140 Holiday Park Blvd, stated that the park demolished a unit on a piece of property on Holiday Park and were told by the attorney that the District owns it. Mary Evans asked who owns the property now. She was told it would be looked into.

Barbara Hoffman, 1021 Little CT. stated that she is assuming that the park would buy a piece of property, and then turn around and sell. Would the mobile home manufacturer like to partner with us or could we get a house on consignment.

Bud Getz, 1142 Keystone CT has been traveling around to manufacturers as they are looking to replace their unit. He said that at the end of the year they sell the year end models at a discount and thought that looking most likely in October would be a good time.

The property at 105 Holiday Park is a real problem with the concrete for the Park and Cheryl Ennis explained with our DOR's as they stand now there is not much that can be done. She said the property was purchased in a tax sale for over \$8000 and the tax certificates are in excess of \$20,000.

John LaLima 1055 Sunflower asked if the Park had the legal right to buy and sell property. The answer was yes.

14. Public Comment

Mike DePrete, 1041 Laurel, said a bulldozer was mentioned regarding removing driveways and said all we need is a landscaper with a backhoe.

Barbara Hoffman, 1021 Little CT asked if we could plant shrubs to cover the area at 105 Holiday Park. It was said that there is no Holiday Park easement that we could plant trees or shrubs in.

Carol Helton, 342 Holiday Park, said that she has been home collating and documenting the DOR's and thought that committee was supposed to put together the Deed of Restrictions for the Board to review. She said that she has 40 years of real estate law experience and is concerned and felt it was going to be a chore for the Board to do at a once a month meeting.

Joanne Gaughan said that they would review DOR's at every meeting and try to make it as simple as possible. She said we want to rewrite the Deed of Restrictions. She asked for Carol Helton's input. She thought that everyone knew that the committee was going to be disbanded.

15. Trustees remarks

Phil Matton said he had asked the office to get a quote on replacing the doors on the office for security and thanked everyone for coming.


Becky Earnest said that there were 90 people in attendance and added that we need this kind of attendance to get things done. She said that the Chili's fundraiser made about \$200.00.

Molly Stone was concerned with the glass beads used for line striping and the effect on animal's feet. It was said that the glass beads are round and would have not consequences.

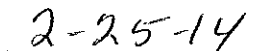
Harald Albinus commented on the dance that was Saturday night where he DJ'd and said that this is not a retirement community, but a good party place.

16. Adjournment

Becky Earnest made a motion to adjourn. Harold Albinus seconded the motion. A vote was called. The meeting was adjourned at 8:55 pm.



Rebecca Earnest – 1st Vice Chairman
Board of Trustees


Date