



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

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

BOARD OF TRUSTEES

WORKSHOP MEETING

March 24, 2014

1. **Call to order**

By: Joanne Gaughan at 7:00 PM

2. **Invocation**

By: Beck Earnest

3. **Pledge of Allegiance**

Led By: Joanne Gaughan

4. **Roll Call**

By: Marion "Molly" Stone, Secretary; Joanne Gaughan, Chairman; Rebecca "Becky" Earnest, 1st Vice Chairman, Harald Albinus, 2nd Vice Chairman;; 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. Marion "Molly" Stone, Secretary, was absent. Cheryl Ennis, District Manager was present with Sharon Johnson recording.

5. **Announcements by Chairman**

Joanne Gaughan asked that if anyone had a cell phone, please to turn it off. She mentioned that speeding was a problem and asked everyone to drive cautiously. She also asked that everyone lock their cars, homes, bikes, etc.

6. **District Manager's Report for March 2014**

Cheryl Ennis reviewed the District Manager's report. Phil Matton mentioned that the some people were concerned about having 60 days to complete the installation of a new home. Phil Matton said that he tried to ease residents concern saying that there is a process for extensions if needed. The pool heaters were discussed and Joanne Gaughan asked if there was a need for regular maintenance. This will be done. Donna Matton said the concern residents were having was in regards to a catastrophic event and if owners would have to remove their concrete pads. Becky Earnest "made a motion to accept the Managers Report". Phil Matton seconded the motion. A vote was called. Motion carried.

7. **Consideration of approving quote from A.L. Phoenix for \$850.00 for drawing and engineering for renovations to pool electrical/plumbing building**

The Board discussed the need for engineered drawings and the plans for the pool's electrical and plumbing building. It was asked if the plans would be property of Holiday Park. The answer was yes. Holiday Park could take the plans to any contractor for a bid. Rod Lindsay made a "motion to have A.L. Phoenix provide drawings to the District for the pool electrical and plumbing building improvements. Becky Earnest seconded the motion. A vote was called. Motion carried.

8. **Consideration of approving quote from A.L. Phoenix for solid core door and new electronic lockset for split door in District office.**

The Board discussed the need to replace the office's hollow core door with a solid core door. The Board thought the price was high and thought that a door could be purchased at one of the big box stores and installed. Becky Earnest asked David Hildebrandt if he would help with the installation of a door. He agreed. The project will be handled in house.

9. District Managers Annual Contract Review

Joanne Gaughan explained that the District Managers contract was up for review. She then asked Cheryl Ennis if she would prefer that she stepped out while it was discussed. Cheryl Ennis left so that the subject could be discussed. Then the Board and residents discussed the past years performance of the District Manager. Rod Lindsay made a "motion to offer a 5% increase with a one year contract". Phil Matton seconded the motion. A vote was called motion carried with 2 opposed. Cheryl Ennis returned and was offered a 5% increase and a 1 year contract renewal. Cheryl Ennis accepted the offer.

10. Trustee project updates

Rod Lindsay said the compound was in good shape.

Phil Matton said the weeds were getting high but the grass was good. Phil informed everyone that he was arranging a CPR course on April 10th and said there was a sign-up sheet for anyone who wanted to attend. The cost was \$20 per person.

Harald Albinus asked residents to call him if they had problems with security. He asked for security at the gate to be discussed at the next meeting. He said he had someone that could look at the sound system for no charge to give us a recommendation on upgrading the system.

Becky Earnest went over the recent resident complaint forms. One was for a home that had stones that hit the house and caused damage and discussed the repair. A complaint was received about someone parking a car on the grass where they had room in their drive way. The office had called the owner about the Park's rules. Becky Earnest said that the ACC would be going over rules and regulations for the Deed of Restrictions. Becky also mentioned that the recent fundraiser at Texas Road House raised over \$300.00. She said that Coal Fired Pizza would be the next fundraiser April 15th carry out or eat in.

11. Public Comments

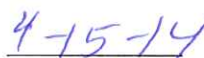
12. Trustees remarks

Harald Albinus said he would be at the meeting with the Palm Bay Police regarding safety in the Park. Becky also said the next TGIF would be at the dock. Joanne Gaughan thanked the Board for all their hard work with the Deed of Restrictions and thanked everyone for their input and attendance.

13. Adjournment

Becky Earnest made "a motion to adjourn". Harald Albinus seconded the motion. A vote was called. Motion carried. The meeting was adjourned at 8:15 PM.


Rebecca Earnest – 1st Vice Chairman
Board of Trustees


Date