



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

WORKSHOP MEETING MINUTES

October 22, 2018 – 7:00PM

Keith Rittscher
Chairman

Bob Shortlidge
1st Vice-Chairman

Ellouise Raffo
2nd Vice-Chairman

Joanne Gaughan
Secretary

Allison Kelly
Trustee

Kendra Bender
Treasurer

Barbara Whitneck
Assistant Treasurer

Helen Ferguson
Trustee

Jack Emerich
Trustee

Sheree Morris
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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The October 22, 2018 Workshop Meeting of the Port Malabar Holiday Park Mobile Home Park Recreation District was called to order by Chairman Keith Rittscher at 7:01 p.m. After giving the Invocation and leading the Pledge of Allegiance, roll call was taken. Present were Keith Rittscher, Bob Shortlidge, Ellouise Raffo, Joanne Gaughan, Allison Kelly, Helen Ferguson and Jack Emerich. Absent were Kendra Bender and Barbara Whitneck. Also present was District Manager, Sheree Morris.

A motion to approve the minutes of September 24, 2018 was made by Elloise Raffo, second by Bob Shortlidge; motion passed with Allison Kelly voting “no” due to her not being a Trustee at the time.

A motion to approve minutes of October 8, 2018 was made by Bob Shortlidge, second by Helen Ferguson; motion passed.

With the Treasurer, Kendra Bender absent, Keith Rittscher reported that we are currently \$100,000 under budget and financially solvent. See Treasurer’s Report attached.

Allison Kelly made a motion to approve Hugh McAvoy and Ron Foote as members of the ACC Board after having been approved by the ACC Board of Trustees. The motion was second by Bob Shortlidge. Both were sworn in by Joanne Gaughan, Secretary.

The Manager gave her report (copy attached) which summarized projects completed, currently being worked on and projects being considered. An explanation of the firing of Breanna Earley was presented stating insubordination, attitude and tardiness as just some of her verbal and written warnings.

The Manager then stated that a prospective new office employee, Laurie, would be on board November 5, 2018 with extensive experience in bookkeeping. Her starting salary would be \$13.50 per hour with a possible \$1.00 per hour increase after her 90 day probationary period.

With regard to the trimming of palm trees, Becky Earnest suggested staff be present at the November 2nd Lunch and Learn where a professional in that field will be giving a talk. Spectrum will be negotiating their contract and offering some upgrades. Patti Peck expressed concern over having a SECURE internet and perhaps a Spectrum representative could attend our next meeting.

Renovation of the Library and entrance foyer were discussed and the general consensus was that a \$3000 fee to a designer was not well spent and should be put to more critical concerns e.g. Allison Kelly, deterioration of roads, solar pool reel (to be added to agenda of 11/12/18) , Annette Ragas, sound system; Bob Shortlidge, compound.



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Resident concerns: Penny Phaneuf is requesting an additional shed to house flea market goods, Jamie Welsh noted that the canals are full of grass, etc. and need to be cleaned out, Sal Cursi asked if skirting issues are going to be enforced; Marlene George expressed concern over occupants of 206 Holiday Park Blvd. and whether we are prepared to go into litigation; Connie Christley asked why 23 additional compound spaces are needed while Rod Lindsay felt they are needed; Marty Petersen suggested a managerial course for Sheree Morris.

Ellouise Raffo thanked everyone for attending. There being no other Trustee comments, a motion to adjourn was made by Bob Shortlidge, second by Allison Kelly; motion passed and the meeting adjourned at 8:40 p.m.

Joanne Gaughan- Secretary
Board of Trustees

Date