BOARD OF TRUSTEES

WORKSHOP MEETING MINUTES

September 26, 2016

1. Meeting call to order by Bud Getz at 7:03 PM 129 present

2. Invocation by Molly Stone

3. Pledge of Allegiance by Molly Stone

4. Roll Call by Molly Stone. Bud Getz, Russ Livermore, Molly Stone, Cathi Brennan, Marilyn Spall, Phil Matton and Rod Lindsay present. Keith Rittscher and Allison Kelly absent.

5. Announcements by Chairman

1. There was a verbal attack on one of the park maintenance crew. The board will back anyone in pressing charges. The maintenance shop is restricted; you can ask the district manager or trustees for access to the maintenance compound. Trustee Rod Lindsay overseas the maintenance equipment area.

2. Bud read letters of residents regarding the events of the park that had been posted on Facebook. The park does not run on Facebook or any other internet site. The only internet site with posted park information is the park site.

3. At a prior meeting there was a comment made in error. I said that Sharon Johnson was probably released incorrectly. The attorney didn’t know that every employee is “at-will”. I sent Sharon four (4) documents that she signed showing she was an “at-will” employee. This case is closed.

4. Bud Getz announced that he would be out of the park for the month of October. Russ Livermore will be acting Chairman in Bud’s absence. 1st Vice Chairman Keith Rittscher had previously advised Bud that he too would be absent for the month of October.

5A. Resignation letter of District Manager Jody Storozuk

Bud Getz read the resignation letter. Bud advised that Jody signed the letter on 9/22/16. This is a voluntary termination of employment on the condition he receive two (2) months’ severance pay. Bud said he gave Jody form letters when Jody discussed resigning with him. At no time was he asked to sign a resignation letter.

We don’t normally offer severance pay but in his case we made an exception to pay Jody Storozuk $10,833.33. Bud stated that no one on the board had seen the letter prior to tonight’s meeting. He kept it locked up to keep the information off the internet. [Public input was not called for nor a motion nor a second] Bud said that with no input from anybody out here it is up to the Board to accept his resignation or not. Bud called for a vote from the trustees. The vote was 7-0 to accept Jody’s letter of resignation.

Bud announced the process to find a new District Manager will start immediately.

Marilyn Spall requested that the audience in attendance refrain from getting on the telephone, the internet, texting, etc. until Jody was informed. Bud Getz sent Jody a text while at the table to advise him of the decision and stated in the A.M he would cut the check.

Phil Matton suggested that Traci be made interim District Manager until we get one, but no action was taken.

Bud Getz advised that Russ Livermore will be acting in his place in his absence for the month of October. Keith Rittscher will not be back until November, even if he elects to come back Russ Livermore is in charge. The accountant has turned in her 30 day notice. She has said she will assist on an hourly basis through the audit. The treasurers will be in the office with the accountant on Mondays. Rod Lindsay will be overseeing Park Maintenance. The Trustees will be taking turns being the office until we get a new District Manager. Phil, Russ, Molly will rotate except on Monday when a treasurer will be in with the accountant. We will be looking for a part-time assistant in the Office.

Bruce Crabb, 442 Neighborly Ct, I spoke with Sandy; part of the problem was the problems within the office and the way they were handled. I feel that in the future if our accountant has a concern with the books those concerns need to go before 9 board members and not just 1.

Molly Stone stated she felt if the accountant was offered the 5% raise she asked for she may stay. Bud stated the accountant asked for 10% we offered her 5%, she has not accepted that. [We offered her 3% while the job is now taking her longer]

Cathi Brennan stated she spoke with Sandy that advised her that if she considered coming back she would want the 10% that she asked for. I have spoken with another CPA that has someone he can recommend and he said he felt her salary was rather high. I will get the name of his recommendation when I meet with him.

6. Consideration of Approving the Board Meeting Minutes of September 12 and 14, 2016

Molly Stone stated that she used the notes of two people for the minutes of the 12th as there was no recording. She spoke with the lawyer to make sure that what she did was correct and she was advised that the Board Secretary notes are the legal notes of the meeting. The clerks’ notes and the recording are back-ups for history.

Bud Getz stated that should be a hint we need the Board of Trustee Secretary to do the minutes so we don’t have any errors.

Rod Lindsay made a correction to the minutes from September 14, 2016. On Page two after the header, item number 5, the Ford F110 should be a Ford F150.

Bud Getz called for a motion to approve the minutes from September 12th and 14th as corrected. Rod Lindsay made the motion; Russ Livermore seconded.

Bud Getz asked for trustee comments, there were none. He asked for public comments, there were none. Bud called for a vote. Motion passed.

7. Budget Report

Cathi Brennan stated that the budget is fine for what’s there. She has August. When I spoke with

Sandy today she will not have the financial figures for September at our first October meeting

because it is the end of the year she has to get everything together before she can get any financials. A lot of things she is estimating but she cannot estimate for the year end.

Marilyn Spall asked if a there needed to be a motion that the September financials will be presented at the second meeting in October instead of the first. Cathi answered correct. Marilyn made the motion, Russ Livermore seconded. Bud Getz called for a vote of the treasurer’s report as read. The vote passed.

7A. A letter from a resident

Bud Getz received a letter on the 23rd from a resident asking that a Trustee be required to be a property owner as well as a Florida resident to serve as a Trustee for the Association. It is the opinion of the resident that property owners have a vested interest in this facility and others may not. The document is signed.

Someone had stated that somewhere it stated that to serve on the board you had to be a property owner and Florida resident. Bud asked for someone to look into this and provide the documentation that was needed to confirm this.

Subject tabled.

7B. Entry by non-owner golf carts

Bud Getz stated there is a resident that would be visited by a former employee that would enter the park in a golf cart. At some point this person was told he could no longer bring his golf cart into the park. Bud asked for the Boards opinion on continuing to not allow outside golf carts to enter the park.

Marilyn Spall made comments in reference to the particular person in question. She had concerns with non-registered vehicles having access into the park. If he was called in that may be different.

Sal Cursi, 1107 Keystone Ct, stated he had problems with this person, feels he should just be banned.

Rod Lindsay stated that he felt it was being made into a personal issue, it’s not. Our regulations are

either you live in the park and have a sticker or you have to be called in.

Marilyn Spall read the Golf Cart, Scooters and Personal Mobility Vehicles Rules and Regulations aloud.

Golf carts need to be registered at the office and have a decal.

Bud Getz stated we need to add a line in the Rules and Regulations that says “No outside golf carts,

non- registered vehicles will be allowed in the park.”

Annette Ragas, 409 Holiday Park, a golf cart is not a road worthy vehicle. She feels that these golf

Carts should not be allowed in to the park.

Rene St. Pierre, 256 Mystic Ct, Stated that his girlfriend calls him in

Bob Silipigni, 420 Holiday Park, all golf carts need to have lights.

John Bonasera, 370 Holiday Park, you can’t just change the deed restrictions. He doesn’t think that

any vehicles without a sticker should be allowed in the park.

Joanna Gaughan, the Board can change rules and regulations without a vote by the park.

Rod Lindsay made a motion to add the line “no outside golf carts or other unregistered vehicles are

allowed in the park” to the rules and regulations.

Bud Getz asked that to check into the current rules and have something ready to present at the next

meeting. In the meantime, this gentleman will not be allowed into the park by golf cart. We will table

this until its written up and we can agree on the wording.

8. Park signs

Bud Getz stated that he wanted to allow all residents of the park that opportunity to vote on the signs for their park. We will make a ballot with pictures to be available in the office. Ballots will be need to be signed and returned by December 1, 2016. There is will be one ballot per household.

Cathi Brennan voiced a concern about whether there will be funds available for new signs given that there is an overrun for the construction. She stated there is $1300 reserved for the signs. Bud stated he wanted to get a vote so a decision has been made.

Ginnie Getz, 1142 Keystone Ct., stated that HPPOA has a fund of $2000 reserved for this.

Becky Earnest suggested that HPPOA hold fundraisers for the signs.

Marilyn Spall made the motion to table until December after collecting ballots, Phil Matton seconded. Motion passed

8A. Gifts

Bud Getz stated that at the last meeting he read a document from the attorney regarding gifts. He felt

it very important to get this into our rules. Someone was supposed to find the whole document so

that it could be reviewed, we don’t have it. Bud asked for a volunteer from the Board to look for that

document. When I got it from the attorney the top line reads according to the Florida Department of

Economic Opportunity. It’s about gifts, what you can accept and what you can’t and what needs to be

reported to the County. It talks about forms that need to be filled out in case you have a gift, what you

can have and all that. At the end of it talks about prohibited actions or conduct. Bud asked that Allison

research this in my absence and come back with a comment on it. In the future, we need this included

in our documents.

9. Term Limits- carried over from 9/12/16

At the last meeting we talked about term limits. That after you had served six years on the

Board and its retro-active, you would not be eligible to be on the Board again in order to allow new

people on the board. When this came up, someone suggested that may be we change the wording to

say that if you’ve been on for 6 years or more you must stay off for one full term being eligible to be

elected to the Board again. Bud called for a motion to send it back to the attorney.

Phil Matton stated there is one woman that wants to come back on the Board in addition to

several other people that want to sit on the Board. He feels that the people that have not been on the

Board should have preference over those that have previously served.

Becky Earnest, 205 Borel Cir., stated she thinks that something should be written in the agreement

stating that a former Trustee can be appointed without being elected. She contacted the Brevard

County Supervisor of Elections, she had her paperwork submitted in June and is on the Board in 2017.

Bud Getz read from the suggested term limit amendment. There is a clause that allows for the

appointment of a Trustee to the Board regardless of previous terms served.

Ron Jacobs, 298 Holiday Park, suggested leaving the terms alone. He stated it was written at two

terms to leave it at two terms. Bud asked for documentation on the two terms limit. Marilyn Spall

stated there is not currently any limits in place.

Russ Livermore said that under the old rules, anyone serving on the Board in a position such as

Chairman, Vice- Chairman, 2nd Vice-chairman could only serve two terms. After two terms you have to

be unanimously elected to serve again. The only stipulation was the office that was held.

Marilyn Spall stated she agrees with the term limits as discussed. She thinks that term limits are good

for all the Boards that we have.

Marilyn Spall made a motion to accept the document with the addition of verbiage stating a former

Trustee would be eligible to be elected to the Board after not serving for a period of one term (two

years).

Bud Getz decided to carry over to October.

10. Change order for construction

Bud Getz said he had the construction contract; we’re not finished because we’re still working on the outside restrooms. The original construction plans did not include redoing the interior restrooms or tiling the floors, so that increased our costs. There are cost overruns due to ADA requirements. The interior restrooms were not done to ADA compliance. It was decided that since there would be extensive work on the outside restrooms to put the laundry facility there as well as a unisex handicap accessible restroom. The drawings for this work were changed to show a handicap accessible stall in each restroom. There were several other changes and additions made, these lead to a cost overrun. We have gotten a new bill from the contractor in the amount of $32,424 to complete the project with ADA restrooms outside. We need a vote to approve this or get left with what is outside.

Bruce Crabb, 442 Neighborly Ct, the new amount includes capping off the roof vents also.

Ceilia Fitzner, 1121 Seminole Ct, can there be a one- time increase in the assessment to cover the increase? Bud advised there is $22,000 surplus that would available that would take care of it without assessing residents more money.

Bud Getz stated he was hesitant to pay this upfront before the work was done. He wants the project

finished before paying more money. Would like the board to make a motion to approve the additional

funds for this project and then we can discuss how we are going to pay it.

Sal Cursi, 1107 Keystone Ct., this contractor should have known what was going to be needed here.

we have some responsibility for things as well. Is this negotiable?

Bud Getz stated that the terms are payment is due upon the signing of the change order.

John Ragas, 409 Holiday Park, did he sign a contract? If so, he would be liable for honoring the

contract.

Bud Getz explained that the contract was based on the drawings that were submitted to the

architect and those plans were changed over the summer.

Meredith Prisco, 1256 Shell Ct, read the job description of the District Manager. She stated that

None of the changes that were made by Jody should not have been done without the approval of he

board. Bud responded by saying the board made a mistake by giving to much authority to the

District Manager.

Cathi Brennan asked how much additional cost will the acoustic tiles in the card room be? Bud

advised that has not been discussed yet.

Donald Wink, 1029 Maple Ct, said if the contractor has walked off the job we need to do an audit of

what has been paid. Bud corrected saying that the contractor has not walked off the job but could.

Donald stated he felt the contractor should have known we needed to be ADA compliant.

David Peck, 1014 Willow Ct, stated he doesn’t know if there were ever specs for the job. At the

beginning when then contract was signed, we talked about as built drawings. Jody said we don’t

need as built drawings that would have been about $4000. I think we should have milestones to

make payments as things are completed rather than just paying him.

Bud Getz explained again that the change order terms say that payment is due upon signing and

read the scope of work outlined on the change order. He stated that he felt the things that are on

the new order are all things that should have been on and are all the ADA compliant things.

There was a motion to table by Marilyn Spall and a second by Phil Matton.

11. Discussion to approve alcoholic beverages in the billiards room

Bud Getz stated that there has been a request to allow alcoholic beverages in the pool room.

Patty Peck, 1014 Willow, says it was the pool men’s decision to not have alcoholic beverages due to

adverse behavior of participants. Cathi made a motion to allow in cans. No second and no vote.

Motion passed

12. Discussion regarding sound system

Phil Matton asked permission to investigate a new sound system for the recreation hall.

Decision was made to table until next meeting in order to research equipment available and costs to

update the sound system.

13. Public Comment

Patty Peck, 1014 Willow Ct,no chorus tomorrow, 9/27/16.

Cecelia Fitzner, Seminole Ct, thanks the board for work that has been done on issues for the past 6

months. She stated a Board member quit and left a meeting. Cecelia asked for an apology or

resignation.

Bud Getz says board member is in good standing after last meeting. She stays.

Dave Peck - 1014 Willow Ct, suggested hiring a head hunter to find a new park manager. Bud asked to

start this at next meeting after thought and research is done.

Bruce Crabb-442 Neighborly Ct., asks to look over last 20 applications taken for park manager from last

search and monies spent six months ago on state site-Marilyn says its old information and better to

start with new applications.

Mary Prisco- 1256 Shell Ct suggests using temp agency. Bud will take it under consideration.

14. Trustee Comment

Russ Livermore is glad to have Cathi back. A lot of things were the result of the accountant finding things

not proper, sad it turned out that way. He asked for help as chairman to make things better.

Phil Matton stated there is Tension in park, it is important there be no attacking of our employee’s; come

to office if there are any questions. Any changes to the hall has to be approved by board of trustees.

Molly Stone stated we need to get more office help immediately.

Marilyn Spall says its’ important everyone is working together.

Bud Getz said he has 4 applications for Board positions. After the last meeting Mr. Crabb reported some

more fraudulent items in our accounting system. He announced that he was going to resign but will

continue to stay on as Chairman seeing the board cooperating together.

Rod Lindsay says he’s heard stories the last few and advised to come to the office to get information.

Russ will look over the new people applying for board membership.

15. Adjournment

Bud called for a motion to adjourn the meeting at 9:48 PM. Motion by Russ Livermore, second by Molly

Stone.

Meeting adjourned.