



**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

January 22, 2018 - 7:00 PM

Allison Kelly
Chairman

Donna Matton
1st Vice-Chairman

Bob Shortlidge
2nd Vice-Chairman

Keith Rittscher
Secretary

Assistant Secretary

Kendra Bender
Treasurer

Helen Ferguson
Assistant Treasurer

Bob Eldridge
Trustee

Trustee

Traci DelGaudio
District Manager

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.

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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1. **Meeting call to order** by Allison Kelly

2. **Invocation** by Donna Matton

3. **Pledge of Allegiance**

4. **Roll Call** by Donna Matton

Present were Allison Kelly, Chairman; Donna Matton, 1st Vice-Chairman; Bob Shortlidge, 2nd Vice-Chairman; Helen Ferguson, Assistant Treasurer; Bob Eldridge, Trustee; Traci DelGaudio, District Manager. Absent were Keith Rittscher, Secretary; Kendra Bender, Treasurer.

5. **Announcements by Chairman**

The sign committee, Jean Beach, Penny Phaneuf, Jim Gahan, and Helen Ferguson have met. They've selected 2 designs and are getting new quotes from Art Kraft Family. The quotes should be in this week. There will be a presentation at the Trustee meeting February 11th.

The Trustees have been given assignments. Donna Matton will be reviewing all Deed Restrictions and rules of the Park with new owners and renters. Bob Shortlidge is helping the park maintenance with their equipment. Bob Eldridge is working on the TV situation. Kendra Bender is of course working with the finances.

There is someone skateboarding in the park, going in and out. I have asked the guards to stop him and ask where he's going. If he gets caught again we will take it to the next level.

On Friday there were 2 young boys in the Park by themselves. They were 7 and 10 years old. A resident stopped and let them know it wasn't safe for them to be alone. Sunday, I was riding around the park. The same 2 boys were alone, I went up to them and asked for their names and address. It was on Charm Ct. so I decided I'd go with them and talk to their grandparents. I was spoken to very disrespectfully by their grandmother. I let her know I was worried these children were alone and they could get hurt. If you see children out in the road, please call the police.

Our lines at the new stop signs have been painted bright yellow. If people continue to drive through these stop signs we will have to put speed bumps at each one.

6. **Approval of Meeting Minutes**

Attachment: 12/11/17 & 1/8/18 minutes

Action: Motion to Approve the 12/11/17 minutes made by Helen Ferguson, Donna Matton seconds. Motion to Approve the 1/8/18 minutes made by Donna Matton, Bob Shortlidge seconds.

Trustee Comment: none

Public Comment: **Bob Shearer, 382 Holiday Park** has concerns about residents not being able to see minutes before they're approved. **Traci** explains a draft of the minutes is sent to the Trustees, they make corrections and they are then posted on the website as "Unapproved" until the next meeting. **Bob Shearer** states the minutes from the meetings that were just approved were not on there. Traci says she'll have to check with office staff.



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Call for vote; motion passed

7. Information from discussion with Palm Bay Police Dept.; Officer Rogers

Officer Rogers was not able to make it. She will reschedule so she can come in and address residents concerns and answer questions.

8. News from the District Office

Traci DelGaudio;The order for the 9 Panel TV has been canceled and the deposit for that is going towards installing the security cameras at the Americana gate as well as the canal. Brian from Apex has been given the number to Spectrum so he can talk to them directly and discuss what is needed for those cameras. The maintenance compound has 2 dumpsters, a 6 yard and an 8 yard. It was for yard waste only and was picked up once a month. The cost for that was \$400 a month and it was constantly overflowing. I contacted Waste Management and the 2 dumpsters were taken away and replaced with a 20 yard. The cost of that is \$114 a month for use of the dumpster itself. The pickup schedule is "on call" so when we need it picked up, we call them. That charge will be \$263 but we will not need to empty it once a month. We have gotten an inventory of the equipment at the park maintenance. Steve Ambrose volunteered to help us organize and clean it up. I attempted to contact the fire inspector about a fuel tank at the compound. I am still waiting to hear back from her. The truck we currently have was taken in to be inspected. Some work was done but the mechanic says that it is a solid truck. The projector can be used with an HDMI cable so we can project cable TV onto the big white screen. Ron Wilde is going to help us make sure the quality is good and ready for the Super Bowl. The screen was less than \$40 and the HDMI cable was \$12. The office procedure manual is in the office. We are working on printing it so we have a hard copy. On Friday it was necessary to terminate Jody Storozuk. He was an at will employee but he was terminated with cause. D'Wayne is filling in as a temporary supervisor. Chris Brush's last day was supposed to be January 19th, there have been delays with the schooling he was going to do so he will be here for an undecided amount of time. The violation system is still in process. Violation letters continue to be sent out and several final notices will be going out.

9. Old Business

Allison addresses the firing of Sharon Johnson. Though Bud did state her salary would continue to be paid until October 31st there was no legal obligation to do so because the Board of Trustees did not vote on it. She was told she had a right to a hearing before the Board, she negated that right when she signed that she was an At Will employee. An At Will employee may be terminated with or without cause. The only reason Jody received \$10,000 was because that money was guaranteed to him before his probationary period ended.

10. Public comments

Elaine Wilde, 1181 Lindsey Ct; Elaine reads a document raising concerns about Traci as



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District Manager (attached). Bruce Crabb, 442 Neighborly discusses mistakes that had been made by past Trustees and asks that we work on rebuilding the park. **Steve Ambrose, 241 Blossom Ln.** asks about the house on Holiday Park Blvd. that has underage people living there. He thinks Child Services should be called because it is concern that the child seems to be staying inside the house all day. **Allison Kelly** says their story is the same, their grandma was in the hospital and rehab but she's back now and they're just helping her. This was something discussed with Officer Rogers. The thing we can do is track them by video camera, now we have to go buy video cameras, track when they're coming into the gate, how long they stay. Right now, if you see the child outside without an adult call the police. That's the only thing we can do. **Anita Heeley, 116 Holiday Park Blvd.** says her son was able to come in right through the gate and no one stopped him. Is concerned about our security. **Bob Shearer, 382 Holiday Park Blvd.** wonders when he can make a presentation about tax certificates. **Allison Kelly** says whenever you're ready, we will put you on the agenda. **Bob Shearer** announces there will be a meeting to discuss the park on February 3rd, 12:30pm. **Bob Shearer** asks about Jody's firing. **Allison Kelly** states that he was fired for breaking his employee contract. **Bob Shearer** asks about At Will employment and wants to make sure there is procedure and we are not just firing people for no reason. **Allison Kelly**, Jody was given verbal notice, written notice and then he violated it so we followed the employee manual. **Bob Shearer** asks about probationary periods and if employees are getting evaluated every month they are on probation so at the end of the 90 days, it's not a surprise. **Phil Matton, 265 Holiday Park Blvd.** says he worked with Sharon and has worked with Traci, Traci can get anything you want done. Sharon had worked backed up 6 years on the computer. **Phil** reminds residents about the 3 minute rule. **Allison Kelly** asks everyone to be kind and get under control or she will dismiss the meeting. **Karen Carreiro, 181 Holiday Park Blvd.** says Sharon was a secretary and not involved with how we spend our money. **Bruce Crabb 442 Neighborly Ct.** asks everyone to support the new Board and work together. **Sal Cursi, 1107 Keystone Ct.** states that we need someone qualified to run the lawn crew. **Sal** says employees need guidance. **David Insalaco 284 Holiday Park Blvd.** thanks the lawn crew and the Board. **Karen Carreiro, 181 Holiday Park Blvd.** asks how can snowbirds get firsthand news about what's going on in the park. **Allison Kelly** says there is a section of the Holiday Park website "Official News From the District Office" dedicated to news and things going on in the park. **Karen** says thank you for your service. **Ron Wilde, 1181 Lindsey Ct.** the people that get these jobs have to be helped but they also need to be qualified. **Ron** asks where are the qualifications and why aren't these being followed? **Allison Kelly** states that we work with a budget and we are working on raises for positions because we cannot get a qualified manager or supervisor for \$12 an hour. When the budget goes up it's because we are raising wages so we can have qualified people working here. **Ann Marie Ashley, 387 Holiday Park Blvd.** asks when raises will be evaluated and decided upon, she agrees if you want good people working for you, you have to raise wages but they also need to be qualified. **Allison Kelly** says the raises and evaluations are going to be done in February. **Ashley Alves, 193 Holiday Park Blvd.** asks where the job descriptions are and asks that they be posted so everyone is aware. **Allison Kelly** says that all employees get their job descriptions when they are hired and they sign them to agree they are aware. If you would like to see job descriptions posted we can do that. **Mark Bodoh, 121 Holiday Park Blvd.** says he loves living in this park



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and wonders how he can give his opinion about people that are hired? **Allison Kelly** says the Board hires the District Manager and it is the District Managers job to hire other employees. We take your suggestions and comments and if we can do it, we will do it. Mark asks what will happen when Traci's probationary period is over. **Allison Kelly** says there will be a meeting held where we all can discuss the things you think she's doing or isn't doing. That is when we will decide if we want to extend her probation, offer her a permanent position, or let her go because she isn't qualified. **Anne Marie Ashley, 387 Holiday Park Blvd.** asks if Traci meets the qualifications for her job and the job description. **Allison Kelly** says she's been in the office everyday helping Traci with things and she knows that can't continue. **Allison** says Traci needed to be mentored. **Anne Marie**, asks what Allison's qualifications are. **Allison** states she has run her own business and has managerial experience. **Anne Marie** asks if Traci has been to any seminars or classes to help her. **Allison** says we are looking into that after her probationary period ends. **Anne Marie** asks about Breanna's qualifications. **Allison Kelly** says that Breanna was contracted through Manpower and was then hired on full time by Holiday Park. **Ron Wilde, 1181 Lindsey Ct.** says the secretary usually does more work than the super intendant but when the super intendant leaves, the secretary doesn't become the boss. **Bob Shearer, 382 Holiday Park Blvd.** says we are represented by 20% of the Holiday Park population and Snow Birds don't get any say on who is on the Board and they can't be on the board, we need to look at other options. **Bruce Crabb, 442 Neighborly Ct.** brings up other options that have been used for lawn maintenance and how they haven't worked out asks that everyone work together and give Traci the benefit of the doubt. **Brenda Ambrose, 241 Blossom Ln.** says we are beating a dead horse thank you to the Board for the job you do she doesn't know why we don't have qualified people. **Sal Cursi, 1107 Keystone Ct.** inquires about the pricing of the dumpster and asks what's going on with the money for a new truck. **Allison Kelly** says the lawn crew decided they really didn't need a new truck. The truck has been checked out, it's a stable vehicle and it still runs. **Brian Bodoh, 1000 Little Ct.** agrees we don't need a new truck. **John LaLima, 1055 Sunflower Ln.** would like to know about what property taxes we pay. **Traci** states she will look into it. **Becky Earnest, 205 Borel Cir.** says give the new board a chance. **Joe Little, 1043 Maple Ct.** asks if violation letters can be made public. **Allison Kelly** says if it becomes a problem I will look into it.

11. Trustee comments

Bob Shortlidge, is also worried about security at the gate, he wants to make a difference on the Board, he wants to watch Traci's performance as District Manager so he can decide after her 90 day probation period, that's all I have to say, thank you. **Helen Ferguson** would like to thank Allison for working hard to unite us. **Donna Matton**, let dead dogs lay, it's done it's over move on. **Allison Kelly** wants to encourage people to talk to Trustees. This Board is a representation of what you want. Thank you for being here. There are 2 vacancies on the Board.

12. Adjournment; Bob Shortlidge makes a motion to adjourn, Donna Matton seconds. Adjourned at 8:41

This document was prepared with the help of many concerned Holiday Park residents, both renters and home owners, as well as former employees.

Traci Delgaudio

Reasons she is NOT QUALIFIED nor does she deserve to be our District Manager.

1. Jody directed Traci to fire Sharon. She brazenly fired her superior, handed her Jody's letter of dismissal, walked her to her car and scraped the parking sticker off. She repeatedly did whatever Jody Storozuk told her to do whether it was legal or not.
2. Did the residents of the park know that in Jessica Saeger's letter of resignation, she accused Jody Storozuk of unethical practices and harassment? (see attached) Why were these red flags ignored for so long? We were all guilty of liking Jody at some point, but residents and Board Members who questioned the Board about illegal activities by Jody were ostracized and strategically removed from the board and residents were told to "leave if you don't like it here."
3. Traci created 2 false receipts for Jody Storozuk. Remember that Traci is also a Notary Public. She created these documents after she was sworn in.
 - 1) The receipt for the limousine rented for Jody's wedding was recreated to say ***Ditch Witch rental***. She admitted making this fraudulent document. (See attached)
 - 2) Larry's Mobile Auto; Under Jody's direction, Traci fraudulently produced a receipt for Jody because he claimed the original had grease on it. The original receipt was for work on the motor home Jody was gifted by a park resident. The receipt created by Traci changed it to ***Work on Dodge truck***. There was no grease on the original receipt. (see attached-the original is copied on the left bottom corner of the forged one)

These two acts are felonies. There is a 3 year statute of limitations for level 2-3 felonies. Jody and Traci could both be prosecuted for illegal activities that not only stole money from the park but caused good, honest people to lose their jobs here. **You could and should ask Sharon Johnson to tell you what transpired when she was here.**

4. Why was Jody given an almost \$11,000 severance check when he was an "at will" employee? He could be fired for any reason. While it was stated that Sharon could receive benefits and pay through October, 31, 2016, the board never approved or voted on this. Serious mistakes were made in 2016 and we are still suffering the repercussions. Many of us are ashamed and saddened by what transpired.
5. It is my understanding before Jody came here, there were 2 taping devices at meetings. Is this procedure still being followed, and if not, why?
6. Traci reportedly would send out violation letters to homeowners and her boyfriend would get these jobs. He did pressure washing and other projects. He also reportedly installed lattice around the flea market shed. This work

is normally done by our own crew. Why was this outsourced? Traci used her position to ultimately benefit her household.

7. Traci does not have any of the qualifications required to do this job. We have some questions about her background, as well. Why were the position qualifications completely ignored for her?
 - a. Does she have a high school education?
 - b. Do we have her employment history and has it been verified?
 - c. Was she fired from her previous job at Percepta (call center) and why? **Are the qualifications for working at a call center the same as qualifications for being a District Manager?**
 - d. Has a criminal background check been done and drug testing, as well as a credit check?
 - e. This is a \$1.5 million dollar operation. In her job history, what makes her qualified to handle the responsibilities of this position? She was hired as a clerk and in less than a 1 ½ years she is hired as the District Manager. Judging by her performance under Jody, we seriously question her ability to run this park. Her behavior shows a lack of good judgement and makes us question her moral and ethical character.

We believe the Board of Trustees is repeating the errors they made in hiring Jody.

8. In 2017 when Traci was a secretary she gave a bad job performance reference for Sharon. What secretary has the right to do this?!
9. **A person who admitted to knowingly committing fraud against the park should NOT be hired as the Park's District Manager.**
10. Traci's hiring was done by a secret ballot vote by the Board of Trustees, which is illegal under the Florida Sunshine Law. Ballots must have the Trustee's name on it to prove how they voted. These are then public record for anyone to see upon request. There was also no public comment allowed, which is another violation of the Sunshine Law. Giving us verbal clarification at a meeting after the fact does not make the vote miraculously legal. There was never any time for public comment before the original vote. Attorney Karl Bohne suggests a new vote be taken at a public meeting. (see attached)
11. Traci is not consistently maintaining the website for the posting of agendas and minutes of Board of Trustee meetings. I have alerted the Chairperson about these mistakes and omissions. It also appears she is not aware of her legal responsibilities as Park Manager. Again, this is another example of why she is not qualified to do this job. What else is she not aware of that could damage our reputation and possibly cost us in fines?
12. It is not appropriate for Board members to be training a secretary to be a Park Manager. Many of them do not have the qualifications and it should not be expected of them in their roles as Board members.

We had an extremely qualified person in the last round of applicants. One was sick and could not be interviewed. Is he/she still interested? We need to admit that a terrible mistake was made by the former Board Chairperson. Perhaps we should call Patti and ask if she would be willing to take the District Manager position and finally give Holiday Park a qualified, experienced District Manager.

Jody went around to the residents of the park telling lies about Board members and employees that were questioning him. He borrowed money from people and had a devious way of manipulating us. He constantly bragged about himself and elevated his position. He stole and lied and cheated, and Traci enabled and assisted him in many ways.

We cannot move forward as long as residents are upset and angry about the unethical hiring of our current probationary Park Manager, the fact that she has absolutely no managerial experience and about all the criminal activities in which she knowingly and willingly participated. Did Traci reach out to the Trustees to raise a red flag about what Jodi was doing? Sharon spoke up about it (as did Jessica). Sharon was fired and Traci was promoted to District Manager.