



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

1. Meeting called to order at 7:00 PM - Bud Getz
2. Invocation - Keith Rittscher
3. Invocation – Keith Rittscher
4. Roll Call - Allison Kelly
 - a) Present - Bud Getz, Keith Rittscher, Cathleen Brennan, Phil Matton, Russ Livermore, Allison Kelly, Marilyn Spall, Rod Lindsay
 - b) Absent - Molly Stone
 - c) Bud Getz - We have a quorum
5. Announcements by Chairman - Bud Getz
 - a) Change to order of agenda - Interim District Manager's Report# 17 and move to number 4A.
- 4A. District Manager's Report - Bob Shearer - Status of last 2 weeks of work
 - a) Sound Panels installed in Card and Pool Rooms - hopes all will go and check them out. Thanked Patty Peck for the idea of using the panels we had on hand. Estimated cost was \$9,000. Had park crew install, saving the \$9,000. They may not be 100%, but if someone can recover them, that would be great;
 - b) Library lay out changed. Area at end for computers and tables for 4 or 5 people to get together. Still looking for chairs and some end tables. Table in front of window will be set up with electricity for laptops as that is a hot spot. Round table will be kept to be used as a puzzle table. Someone can start a puzzle and leave for others to work on. Encouraged all to check out the room layout;
 - c) Outside Bathrooms - Painting is 90% done, electrical and ceiling is complete, floor and wall tile are at 50%. Bob pushing as hard as he can for a 12/31 complete date. However, washers and dryers may not be brought in until 1/2/17. We would need to pay for the entire month of Dec - so we will wait until January and begin payments at that time. They will be the same ones we had, but will be upgraded to handicap as soon as they get some in. They are on back order;
 - d) Gatehouse - new heater/air conditioner purchased for \$499, staying under the \$500 that needs board approval. Old one went bad;



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- e) New position created calling it the Utility Person. Upon reviewing the Custodian work schedules, one large cost was overtime. We have 3 and when one went on vacation or was out sick, another one picked up the time and that person was paid overtime. A week's worth of overtime was killing us. Bob has tapped Chris of the Grounds Crew to fill this position. As most know Chris was a Custodian at one time. He will still work on the Grounds Crew but when we have vacations or someone is sick, Chris will fill in, starting on 12/15. He will work nights or weekends. I think it is great that he is giving up a 5 day a week job, all days. By the end of the year we should see a significant cost savings in this park in the overtime we were paying out;
- f) An ad has been placed for District Manager. There are around 30 applications in the office already. We will be going through the separation of those and Bud will be discussing how we are going to handle that a little later on. Manpower was here at the last meeting. We were not signing with Manpower. They asked me if they could find us a manager and I did not say no to them, nor did I say they had an all exclusive to be the only person. If they bring us the right person, we may have to pay a commission or if another agency wants to bring someone in, I don't care. However I think we are having a lot of luck with everything we are doing on the outside;
- g) We are working on the liens. Liens have a minimum of 5 yrs - question is whether the 5 yrs is permanent and I have been working with 2 different people and I get 2 different answers. Every lien that was in place is still in place and we will move forward from that. I have asked Bruce Crabb to get involved with me and we will begin in Jan. We will go to the tax assessor and see what we can do about these properties that are currently owing a ton of money and we will never get the money back from them. We need to get a forgiveness. I spoke with Palm Bay and they are all for this because they want to get them back on the tax rolls. It may take until March because we will not have an answer in one week. That is our status on liens. We are working on them. We did pass Resolution 2015-03 and I want people to know that it says the park has the right to fine anyone in the park up to \$250 a day if you are in violation. That was passed in April of 2015. So it is already on the record books and we will be placing liens if we need to. Hopefully that is something we will not have to do;
- h) Bobs report was interrupted - JEAN BEACH, 1090 Moonlight Court,



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questioned if the resolution was legal because the copy she has is not signed. Traci stated the document is e-signed on the computer - but signature did not print on copies;

- i) Bonus situation for employees - Bob would like it placed on the agenda tonight, It has been brought to my attention we cannot give a bonus or a gift without taxing it. I am proposing that we give anyone in a supervisory position, and I have 4 of those, \$55 and take home \$48 - \$50 and the rest on the employees, 16 people, \$30 and they would take home a little more than \$25 after taxes. It would be a total of \$720. In my opinion this is just a thank you for what everybody has done this year to keep this park going. QUESTION FROM TRUSTEE: what employees does this include. Bob - every employee including every gate keeper. COMMENT FROM TRUSTEE Cathi - we can ask the payroll company to gross up the check so that the bonus check received would be exactly \$50 or \$25. COMMENT - Bud Getz - we will add this to agenda as 13A.
- j) Solid Waste Services sent a letter to the office. The specifically say we can use no plastic for leaves and brush because plastic is not recyclable. All will need to invest in a plastic container for brush. They did say if you use plastic bags, open them up so the guys can grab hold of it and empty into truck. They will leave the plastic bag there.
- k) Swimming pool - this is the big one - hang on to your chairs. A lot of money has been put into this building. Our swimming pools, from what I can find, have been there forever. We made a mistake a few years ago and took a building out, put another band aid on it and did some work. There are big white boxes at the end of the pools all the water comes into those boxes and goes through filters. The filters are no good. They are worn out so bad that the water just goes though the box and the dirt goes right back into the pool. The motor housing are so rusty that they are ruining the water. We just put in our last pump. We were shut down for a few days and that pump went bad within 4 hours of it being installed. The water line going from the cold pool over to the white box has a major leak in it. Go to the cold pool and you will see where the concrete has sunk down at least 2 inches. That is only going to get worse because as the water runs underground it washes away the sand and we are looking at the possibility of one of those pools collapsing. I am giving you the worst case scenarios. These are estimates - not a formal quote. This company is coming in on Weds to give a quote



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1. 2 Heaters are shot - replace for one pool
\$10,000
2. Remove concrete, fix pipe, replace stone/concrete
\$10,000
3. Replacing white boxes - piping, motors, pumps
\$40,000
4. Resurface both pools while drained for this work
\$20,000
5. When finished we will have 2 brand new pools TOTAL
\$80,000

l) Suggest doing cold pool in Feb-March and bandage hot pool until Jul-Aug and do the hot pool at that time. This is something the Board needs to think about and decide what to do. I will bring quotes to Jan meeting. COMMENT FROM BOARD - Marilyn - Will this take care of the drains in the bottom of the pool? I was told that was causing the staining. BOB - It will be fixed because we are going to fix the white boxes and replace the copper pipes with plastic. It is not going to get any better and there is no better fix out there than this one.

m) Closing remarks - would like to go over 3 things

1) Change orders - When doing large projects and we are in the middle of the project change orders will happen. When you take down walls, open things up, change things around, you will get change orders. You cannot take that out to bid with a different contractor. It would be a nightmare. Take your kitchen as a prime example. If your wife said I want 10' of cabinets and after you get in the job and realize you have room for 13' of cabinets, you don't go to another cabinet maker to make the 3' of cabinets. You have to trust whoever is up here to make a decision. If you cannot come up with an answer between the contractor and the owner, the architect is paid to be the mediator. Our last change order in here, if anyone wants to check it out, we paid \$3200 to ceramic tile 2 bathrooms and a laundry room. That guy got beat up bad. He can't even buy the tile for that. It was a \$10,000 job

2) This one is a big one. All I have heard is how much we lost with the Jody deal. I've done my math. We were under a deal to pay Jody 3 months probation @ \$5,000 a month. He only worked for us for 2 months and he would have been obligated to be paid for 3 under the 3 month probation. So, right off the bat we saved \$5,000. The next



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thing, we are not paying anyone in Dec. or Jan. It will be at least Feb before we get anyone in here. That is another \$10,000, making it \$15,000 saving we are up to. Now let's talk about this park ran with 2 full time people. We have not had that second person in the office since the end of August. That is \$9,800 with insurance, taxes and benefits that we saved. That is a total of \$24,800 and that was saved by the 9 people. I am tired of people getting on them because each one of them came up here and worked mornings and afternoons. Now they are still working afternoons. Guys they are not getting paid. So they are the ones that have save you this \$24,800. So when you get a chance, how about taking the time one by one to say "Thank you for a good job and we appreciate it."

- 3) I'm going to end with this one. I'm going to ask, if you have problem or you have a question or you are not happy with something, how about you follow the chain of command. I have people come in my office everyday. I have not closed my door to one person in the one month that I have been here. Everybody can testify to that. If you have a problem and you don't think something is right, rather than take up 3 hours of our time at one of these meetings, come in, deal with me and let me see if I can figure out a solution. If I can't figure out a solution or it's one that you don't think is right, than you bring it here. This is how we should be handling it. So I am urging everybody to use that avenue first. My door will be open. I will give everyone the most honest answer I can get and Jean has been there, Bruce has been there and I did not have an answer for them. I said can I have a day or a week and they all got answers. So please give us the courtesy of doing that. Thank you

COMMENT - BUD GETZ- "I want to thank Bob for all that he has done. I think if we were to hire a District manager today, he would be the guy because I would put a chain on his ankle. But I don't think he will go along with that.

COMMENT- CHUCK ROAN - 220 Borel Circle - I'll tell you how to save some money also. You know we are paying a dollar a week for this man. I think we should cut his pay in half and save that money. But I think he is doing a great job.

5. (Cont.) Announcements by Chairman - BUD GETZ

- a) Inline with what Bob has said about the costs, I want to tell you what we



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have paid so far for the project for the whole building and how far we have gotten into the outside restrooms as of today. So far we have paid \$163,004. Now I am being asked by the contractor for \$8,000 more because he went and bought all the supplies to finish the bathrooms and he still wants another \$1,600 and then he wants his final payment of \$19,600, which he will not get until we are 110% satisfied with the job. So tomorrow, Bob, I would like you to find out about the \$8,000 because I am not even going to ask for approval tonight. I think we are to the point where having \$163,000, he should be able to finish. So, if you can do that. When we finish with the \$19,600 and the other \$1,600 for the tiles for the restrooms out here, we will be up to \$184,264 for all of these improvements. I think when we originally had the 3 quotes come in we were in the \$148,000 area or somewhere around there. By not keeping track of the District Manager and allowing someone to sign contracts on behalf of the Board without review has cost us all these extra funds. We have just finished revising the District Manager's job description and we will take that up at the first meeting in January and we will use the new job description for hiring the new District Manager and the controls on monies will be much stricter than the no control that there is today. That is a promise.

- b) A gentleman came in today from Borel Circle and he has his car parked on the lawn. Someone has been complaining about the car parked out there. His explanation was his carport was severely damaged during Hurricane Mathew. He has a signed contract with Palm Bay Aluminum to have it repaired. He is afraid that if he parks his car there and we get a high wind that it will drop on his car. I told him to leave his car on the lawn. If he doesn't get it done in another month, we will begin looking at Palm Bay Alum. COMMENT COULD NOT BE HEARD - SPEAKER DID NOT COME UP TO THE MICROPHONE.
- c) I received a note from John B, gentleman responsible for channel 732. He asked that all of the trustees go through the Chairman of the Board for any changes they want to make to 732 so that he gets all the information from one place instead of 9 places. That will begin right away. COMMENT COULD NOT BE HEARD - SPEAKER DID NOT COME TO THE MICROPHONE.
- d) I just received a resignation tonight from Cathi, who is the liaison between the BOT and the ACC. That liaison has to attend every ACC meeting



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- because the ACC reports to the BOT. The HPPOA reports to you and no one else. I will need a volunteer to attend the ACC meeting and they have one tomorrow. Whoever is going to volunteer needs to be there tomorrow.
- e) Allison Kelly is being appointed to lead the search for a new DM. She has a lot of experience in that. We have 15-20 applications right now. Allison will bet a couple of residents from the park to form a committee to go through these. She will tell you what to be looking for and try to pair this down and see if there are any good candidates within those applications. At that time she will bring that information back to the Trustees.
 - f) I was asked if we still had a fishing club. If we do, please let someone on the HPPOA know, so that they can post that we have it.
 - g) We received 2 letters from a gentleman claiming to represent a large number of people in the park. I want you to know this right now - I have not named anyone. One of his complaints was about what we did concerning the prayer meetings or the church meetings that were being held in the hall. He said we were going against people's right of freedom of speech. At the meeting that we made the determination not to do that, the vote came from out here. The vote did not come from up here and the vote was within the guidelines of "if you do it for one, you have to do it for all". That is why the decision was made the way it was and we are not going to tackle it again.
 - h) Today, we had another gentleman who came up with another Florida Statue that said in any mobile home park any of the residents can get together in a group, as long as they are not causing problems and they can come in the hall and do anything they want under this Florida Statute. Immediately I sent this to the attorney. I haven't talked to the attorney in over a month and this week I have been on the phone until 9:30 almost everyday. I sent him the information of the Statue, and he came back and said "Chapter 723 does not apply to Holiday Park. You can regulate the use of the facilities without any conflict with 723", which is the statue this person brought in. So, this discussion is dead. We are not going through it again. We are following the laws that we were supposed to and, believe me, I run it all through the attorney first.
 - i) Now back to the items we have. We have 10 items on this one page, and while I would like to read all of them to you, but I am only going to address one.
 - j) I was accused of singling out an individual in the park at the last meeting



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by name for following the Grounds Crew up to Home Depot. I have had a number of people listen to the recording of that meeting and I never mentioned a person's name. The person them self called them self out when they stood up yelling. I do not mention people's names in any of these meetings for a lot of reasons. But, if it continues, we will start calling out.

- k) The second part to that is, this same individual made a complaint about somebody picking cigarette butts out of the ashtrays out here. His last comment to a Trustee about resolving this issue was "Let's see how Bud handles this". If he verbally attacks me again, there will be trouble. All I am saying is "bring it on". I am finished with this crap. COMMENT - KEITH R. - I agree about not being vocal about it, but there is nothing wrong with turning in somebody who is going through cigarette butts out here, but do it nicely. Tell the office. If you see some unwanted activity in the park, come and fill it out, but please do it nicely, as Bob says. We do need to know and, as citizens, we need to take care of that. Please, do not expect a lot of jumping up and down - just let us know so we can do our job the best we can. Just don't jump on us or any other people. Just give us as much information as you can. Thank you.

6. Approving the Regular BOT Meeting Minutes, Nov 14, 2016
- a) Motion made to approve minutes - Phil Matton - 2nd Rod Lindsey
- b) Trustee comments -
- i. Allison - Regarding roll call - I am marked as absent and I was here
 - ii. Keith - spelling - in 7A, the word "contracted" should be "contract
 - iii. Rod - Item 20 indicates that every person that has a slot in the compound also has a key. They have a key available to them. They can either buy one or borrow the one in the office.
 - iv. Bud - it used to be that anytime you entered the compound you had to come to the office and get a key, go to the compound, do your business and return the key to office. At some point in time we started that you could pay \$30 for the key. You keep tabs of your receipt and when you no longer have the vehicle or you move out, you bring your receipt back up to the office and you get your \$30 back.
 - v. Allison will correct minutes
- c) Public comments
- i. Chuck Roan, 220 Borel Circle - There seems to be a faction in the park



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that is really upset with what went on here in the park and they are constantly complaining. You know there are options, and I mean this sincerely, if you are not happy here in the park, move out. I have been here since 1991 and I will tell you this. This park is so nice, it is like a brand new park. I think it is sad what's going on here. You have an option - move - and I bet I can find some people to help you for free.

- ii. Bud - are there any more public comments on the minutes. OK, no public comments on the minutes. We will move forward to approve the minutes.
- iii. Call for vote - approved

7. Treasurer's Report

- a) Cathi's report for month of Nov
 - i. Checking - \$134,900
 - ii. Savings - 1,600,000
 - iii. Receipts during Nov - \$458,000
 - iv. Other revenue - \$1,100
 - v. Total revenue for Nov \$459,000
 - vi. Transfer to loans - \$21,800
 - vii. Profit for month \$437,000
 - viii. Expenses for month - \$354
 - ix. Another net profit - \$82,900
 - x. SBA account - \$82,008
 - xi. Interest for Nov. \$57.55 - compared to Oct - interest went down. I will keep an eye on this and if it keeps going down, we may need to discuss pulling this out and what to do with it.
 - xii. Auditors have been here. They were here for one day - 2 people. Previous administrations have said auditors have been here from a week to 10 days. Asked questions and requested information prior to visit. Sharon and myself answered all questions and supplied all information. Requests and documentation was put in a binder and given to the auditors. Auditors were pleased. Auditors took binder back to their office. We are expecting final draft by end of this month versus what we have had in previous years when we got it as late as March.
 - xiii. Addressing question about taking auditors out to lunch, requesting reimbursement and also putting it on the credit card. Sharon's first day was an eight hour day with no pay. She has her own business and she



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gave up all her clients for that day to come in here and see if she would like to do the work for us. I took her out for lunch and discussed if she wanted the job, problems she saw and changes she would make. Also took the auditors out to lunch when they were here. Every place I have worked, auditors were always taken out to lunch. If Holiday Park did not take their auditors out to lunch in previous years, shame on that DM for not doing that.

b) Bud requested motion to accept minutes - Marilyn made motion to accept Treasurers Report - 2nd by Russ

c) Trustee Comments

i. Keith - some of budget items were over 25% and 50% on some items and I would like a little explanation. Storm Water Management, page 2. Cathi - I don't know what SWM is. Bob will investigate. Marilyn suggested it might be a quarterly payment. Cathi agreed it may be quarterly payment. Next one is page 3, 76% on R&M Building. We spent \$3,000 of the \$4,000. No answer available. The other one is supplies and recreational at 113%. No answer available. Bob suggests bringing these into the office and he will get answers for him. Keith agreed.

ii. Marilyn and Rod mentioned the R&M costs may be the 2 pool pumps that we went through in Nov.

d) Public Comments - None

e) Bud called for vote to approve. Motion approved

8. Purchase Order Process

a) Jean Beach drafted a copy of Purchase Order Process. Board has copies to review. Bud asks for questions

b) Bud asked for a motion to approve POP as written

c) Allison - "purchases by the manager under \$500 requires Trustee approval." Should that read "over \$500? Jean answered should say "over" - will change

d) Marilyn - states "maximum amount to be spent each month is \$500". We do need to put a limit, but \$500 isn't even one pool pump. I think we have to give a little flexibility. Jean said there is an emergency clause to be approved by chairman. Marilyn feels \$500 is to low, however it does need to be limited.

e) Bob - Line 1 reads, regardless of purchase, all purchases must be approved



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in advance by a Dept Supervisor and a Trustee. I understand everyone is gun shy right now because of Jody. However, we still have to move forward running this park. Generally, when someone comes in and we have to do something, we try to keep it under \$500 and we might hit that 3 times in 3 weeks because today \$500 does not buy very much. You have a 2 week period here where we have meetings and those things are all hitting the records of what we are spending at that time. I think we need to work further on this. I am suggesting is at the end of each week I try to give the Trustees a written status of what I have done for the week. It is simply a matter of also putting in there what we have spent. This needs some work and suggest we look at it a little closer before we even discuss this.

- f) Keith - Add to the emergency clause - that the emergency money needs to be voted on at next board meeting. In other words, if the chairman needs to approve the spending, that is OK, but bring it to the next meeting to be approved.
- g) Bud - this will be tabled for now so everyone can look at it.
- h) Russ - motion to table this process - 2nd by Rod - motion approved

9. Quote for Bulbs

- a) Bub - for those who don't know, we have been changing over all the lights in the clubhouse to LED lights because we keep going through the regular fluorescent bulbs.. The LED bulbs and tubes are much more expensive than the regular incandescent bulbs. I had Jose count what he needed to change over - some he has already changed. I sent him out to get prices for what he needs. The total came out to \$3,319, and that is for light bulbs. But they may last up to 15 years.
- b) Russ - he sees only one quote and would like to see at least quotes. Also check with Florida Bulb and Ballast for a quote. Bud - OK
- c) Marilyn - are those light bulbs just for the hall or is it for the entire building. Bud - We have been replacing all through the building with LED
- d) We need to table this until we get the 3 quotes. I would like to have a motion to table.
- e) Question regarding dimmable LEDS - Bud - they do exist and this quote speaks that out 60 W LED dimmable daylight. That is what increased the price.
- f) Keith - motion to table this - 2nd by Russ - Call for vote - Approved
- g) We will try to get this back for the workshop meeting in Jan



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10. Road Repairs

- a) Lots of complaints lately - areas that have sunk especially around the grates
- b) One has been repaired already by grounds crew
- c) Rod - with help from Sandy - went around all of the streets and made a list. In process of getting quotes - has 2 names from Bob.
- d) Rod will be getting quotes for catch basins as a separate bid - that will be very expensive.
- e) Bud - Dangerous area on SE Holiday Park Blvd - dip is about a foot - warned everyone to be careful coming through there.
- f) Rod in process of getting the repairs all laid out before having bidders come in.
- g) Bud requested 3 quotes
- h) Bud wants a motion to table until Feb
- i) Keith made motion - 2nd Allison - Call to vote - Approved
- j) Bob - Rod is going to have his hands full. In the past this park has put everything out for bid - time in and time out. Many times when I call contractors up their first comment is "how much time am I going to waste chasing myself down there again". So they are not real happy right now to come down to give us a quote because we say we are going to do this project and then we don't, over and over. Guys are not happy with us out there in the construction world because their time is time. Don't be surprised if, initially, we do not get three bids. We are required to put it out there to get 3 bids, but if that does not happen, we still need to move forward.
- k) Bud - so if by Feb we only have 2 bids, like Bob just mentioned - one way or another we have got to make these repairs to the roads. We can't continue because the last time we let this stuff go forever, it cost us a fortune to go around and repave everything. We let this go out to Feb and then we will make every effort to get the work accomplished.
- l) COMMENT FROM BUD - In case you are wondering why we have so many things that come here that we don't get done in the evening, and we have to go with all this tabling, you can thank the Florida Sunshine Law. The only place we can discuss this is in front of you. So, more and more often now you will hear things brought up, discussed, and tabled. We are now going to discuss these things in front of you and then follow-up and get these things accomplished. So you need to hang in there with us.



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11. Florida Leak Proposal - Bud asked Bob to explain
- a) Bob - this is another item that needs to be tabled. We would be going out and spending \$1,200 on their proposal to fix a leak into the cold pool. There is no sense in tearing out bricks and concrete to fix the leak and then some time in Jan or Feb we turn around and tear it all out again to do the major repairs. It would be an easier fix to do that all at one time. The worse case scenario - and I will check with Jose - but maybe we should shut down the cold pool in Jan, so we don't have any more problems. I am meeting with these people on Weds and we will look for our best cost solution to keep this thing moving.
 - b) Keith made motion to table - 2nd by Rod
 - c) Bud - call for vote - approved
 - d) Bud - If you want to see what Bob is talking about, walk to that end of the warm pool and you look at all the pavers, they are all level. As you walk towards the cold pool they start going downhill and there is a gap about this high when you get to the middle of them. Look on the pavers that are out there, one of them has an X painted on it. That is where they found the leak underground. In order to fix that, they need to take out all those pavers, all the stone, break up the concrete and remove it and fix the problem. It is sinking because of the magnitude of the leak. This all comes back to what Bob said in his report about the \$80,000 to fix the 2 pools. I don't think any of these items have been taken care of in the past and the pools are 30 some years. We will have to bite the bullet and we will have to have this done if you want to keep swimming. The day we turned to pumps off, there was H--- to pay in the office because no one wanted to go in the cold pool and everyone said why don't you get I fixed. We are at the mercy of the people who put the pumps in and we think the pump is good. But as a rebuilt, it lasts a couple of days and then it is gone again. The pool gets roped off and when that happens, it is roped off for a reason. The guys are not playing games with us. There is something wrong with the system and if it is not pumping water, it does not keep the chemical activity going the way it is supposed to. You do not want to get in that pool.
12. Pest and Rodent Control
- a) Bud - Bob can you talk about that?
 - b) We have 2 quotes



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Office: 321-724-2240

- i. First is company we are currently using - Ameri-Pest. We are currently paying \$50 a month and that is for only this building and did not include any kind of rodent removal. They put out mice traps and poison, but nothing for the rats or the larger things that they need to capture. We went back to Ameri-pest and they went from \$50 to \$100 a month.
- ii. Cummings came in and gave a proposal of \$85 a month for the same work plus the gate house and the compound, which currently are not being taken care of. So we have everything in this building including the bathrooms outside, the compound and the gate house. My recommendation is we move ahead with Cummings at this time.
- iii. Rod - make a motion to use Cummings Pest Control in the amount of \$85 a month for a 12 month period. 2nd Phil
- iv. Trustee Comments
 1. Marilyn - Bob, when you say compound, is that where the lawn equipment and grounds crew are located? Bob, Yes
 2. Rod - when does current contract expire? Bob, it has expired
 3. Keith - AmeriPest doubled the cost and it only included this one building, right? Bob, yes
 4. Cathi - Do we have a contract to have the grounds sprayed? Bud - it is buildings only.
- v. Public Comments - None
- vi. Bud - call for vote - approved

12A

- i. Jean Beach, 1090 Moonlight Court - I know we have new mikes, but when you are speaking, particularly you ladies, please put that mike up to your mouth. It is extremely difficult to hear people on this recording. We really cannot hear people. We cannot hear the recording. We are sitting back there and we cannot hear who is seconded those motions. COMMENT - BUD - The other day we had Jose set up the microphones after the fiasco we had at the last meeting. He set up all the controls and he was holding the mike over a foot away and we could hear him out in the hallway. So, he left everything set the way it was and when we came in here tonight and tried it, you could not hear it anymore if you moved slightly away from the mike. So, we have to find a way that once we set these mikes up for this room, that people



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

- are not going in there and playing with it. If we are going to change it because there is a dance or bingo or some activity in the room, we will need to photograph or write down everything where these things are set. Or we may need to get one individual who knows what is going on to set these things up. COMMENT - ROD - I came in today and was with Seany and Earl. Seany set them up and when we came in tonight, they aren't working right. Bud asked Rod to check on the problem.
- ii. Ginny Getz, 1142 Keystone - I know our old house had rats in it and they were down the street when the house was empty, near the wolf house and other people have had them. Alpine Tree Service said that rats live in nests in the palm trees if you don't cut them back. I don't know the answer any more than anybody else, but just getting them out of this building, the guardhouse and the compound still leaves a whole lot of the park that has rats in it. Can't we do something? The feral cats have got to go and that is a big part of the problem. I understand there is someone feeding the cats and the raccoons up behind Ziggys. COMMENTS - BUD - I think we can ask Bob to ask the contractor when he comes in on his ideas on how to rid the park of rats. I don't think we will come up with an idea that is actually going to work. GINNY - maybe not, but we need to do something to get rid of some of them. BUD - we will look into what we can get the rodent control to suggest. BOB - I don't think it is Ziggy's. I have seen people go back there and feed the cats and raccoons. MARILYN - We have people in the park who feed the cats, the raccoons help themselves and then the rats are there. We have to talk to our neighbors and encourage them not to feed the cats.
13. Storage Compound - regarding the number of vehicles you can have in there
- a) Last meeting we presented a change to the document about one vehicle to one resident and that was it. People took exception to the way it was written. So, once again, I spent our money on the attorney. The attorney sent it back and it reads - this will go at the top of the particular district regulation relative to the storage compound "Usage of the Vehicle Compound Storage Space is not an entitlement but is a privilege allowed to the property owner/renter, hereafter referred to as a "resident" by the district by a space available basis. It was always been an unwritten rule that the space available clause was restricted to one space per resident



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

based on their primary residence, regardless of the number of properties owned or leased by the resident. Therefore, the one space rule per primary residence will apply to all residents including owners or renters and the vehicle for which the space is assigned must be registered to the resident and the registration for the vehicle must have a current valid registration, proof of which may be requested by the District Manager.” All of the Trustees have had the opportunity to read that so I would like to have a motion that this is the amendment that we make to the Park Compound Storage rules.

b) Rod makes a motion that the amendment as read be added to Compound Storage rules on page 9. 2nd - Marilyn

c) Trustee Comments

- i. Phil - Sorry, but when it says unwritten rule, that means there is no rule. Bud - No it says it was an unwritten rule and down at the bottom it now says “one”. PHIL OK you are changing it to one. BUD - we are now clarifying it.

d) Public Comments

- i. John Lalima, 1055 Sunflower, Along with that amendment, I think you have to put a date or time frame for anybody that has more than one vehicle in there to have it removed. BUD - if it is approved right now, we will give a date when you have to be out.
- ii. Bob - just so you are aware, we will set up a time in January where all the vehicles down there will need to be brought up to the office and have their inspection and paperwork with them to make sure everything is up to date. We will give proper notice to everyone and we will do it in Jan for a couple of days. BUD -and at that time the 2nd or 3rd vehicle that you have must be removed from the compound, because it will not get a new registration.

iii. Marilyn - RVs, Boats and trailers need to be done once a year.

Residents vehicles are every 2 years and renters are every 6 months. This may have caused some confusion.

- iii. Phil - I talked to a few people that used to do it and they said they would do it again. They had it all under control at one time and I gave the names to Bob and Bud. They would be happy to help out with that.

- iv. Dave Peck, 1014 Willow Court - At the last meeting, you had taken out renters. You had removed them and the way I heard you read it



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

tonight, you are putting them back in. BUD - it was originally open to residents/owners and renters with owners having the priority, which it still says further down in the body of the document and that is the way it would stay, unless you everyone has an objection to renters with a space. Dave - I was just looking at what we said last time and I had one line crossed out. Bud - It is a lengthy document and I didn't read the rest of the document. It's been in the pages of the book you get when you come into the park all this time.

v. Bud - any other comments on this? Call for a vote - approved

13A Bonus for Employees

- a) Bud - We have discussed this, but right now we need a motion as to what and how we are going to pay so that we have it on record.
- b) Marilyn - I make a motion that we give the employees a bonus. For the 4 supervisors we would give them an amount of \$50 and the balance of the employees get \$25, with the payroll company taking care of the tax so that the park pays the taxes. 2nd Rod
- c) Trustee Comments - None
- d) Public Comments
 - i. Bruce Crabb, 442 Neighborly Court - I want to congratulate Bob. I talked to them about this. We spent 45 minutes 2 weeks ago on this item, which was a complete waste. I think that the Board should pass this immediately and you should also rescind the motion you made 2 weeks ago that was made by Rod. That motion has to come off the books. This one should definitely go on the books. Bud - I thought we had the bonus go through the last meeting, but wasn't it rescinded at the last meeting? Marilyn, no it was passed. Bud - We will pass this first and then rescind the other one.
 - ii. Any more comments from the public. None
 - iii. Bud - call for vote - approved
 - iv. Bud - now we need a motion to rescind the motion from the last meeting.
 - v. Patty Peck 1014 Willow Court - you had a motion for a gift for a token of appreciation for \$150 for the 3 supervisors down at the compound.
 - vi. Rod - I make a motion that I rescind the proposal dated on 11/28/16 for bonuses to the park employees. 2nd not heard on tape
 - vii. Trustee Comments
 1. Rod -Is this in addition and separate from HPPOA? Bud - yes



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

- vii) Public Comments - none
- viii) Bud Call to vote - approved

14. Requests to serve on the Board of Trustees

- a) Bud- there is not a lot out there written down about how to handle these next 2 items. I have spent days going through old minutes to find out how it was done in the past. I can't find, at any point, where there were more people who applied than there were positions on the Board. I have to ask a question -
- b) Bud - Keith, at the last meeting you made a comment to a couple of us that you may be considering resigning from the board. I need to know if that is going to happen. Keith, No it is not.
- c) Bud - So now we have 5 individuals that have applied for 2 positions. Cathi Brennen will go back into her position. Keith will stay in his position, and we have 2 more to fill. In the even years there are 4 positions, with two people staying in their positions. So what will happen is, when we have the reorganization meeting on Jan, their positions may change. But, in the meantime They are still part of the Board. So, we have 2 to replace and we have 5 people who have applied. I need to know how we are going to go with the vote. Keith - they need to be replaced in Jan, right? The Board will finish filling out this term, right?
- d) Bud - yes. Let me back up. The elections are in November. At the time of the elections, the BOT is supposed to have an election for the positions available on the Board.
- e) Barbara Kirsch, 349 HPB - When I ran for election, we had many people running back when we ran with Ronald Reagan. I think that is the one and only time that has happened, that I can recall.
- f) Bud - That still does not solve the problem with the 5 people and the 2 positions. It is almost to the point where we have to take a vote.
- g) Cathi - when I was appointed, there were 2 positions and there were 4 of us. We had a short interview and then the Board made their selections and appointed 2 of us.
- h) Bud - We have 5 resumes to read and you read those. So, out of the five people, 2 people will be appointed at the Jan 3 meeting, just prior to the reorganization of the Board and I can find numerous occurrences in prior minutes where individuals were appointed to the Board just as I and Allison were appointed earlier in the year. So, if I only had 2 people to pick from, I



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

have no problem. But we have these 5 and we need to resolve this this evening.

- i) Phil - There is a question about one of the people that was on the election that is not eligible and if that is true, we will have 3 openings. That is Becky Earnst. The new rule of, I can't remember what...but, anyhow, if it is true then we are going to have to go through with it. If it is not true, then Becky keeps here position.
- j) Bud - The term limitations were passed on Oct. 17, prior to the general election in the state of Florida, meaning that anyone who had served 6 or more continuous years could not go on for another single term of 2 years. So, Becky's terms, when she resigned, she stated she had 10 years of service on the Board. So, I went back through all the records to check, and I went back as far as 2008, and they were continuous services up to there and I stopped at 2008, because we were already well over the 6 years.
- k) Bruce Crabb, 442 Neighborly Court - If I remember the discussion, when you passed the amendment on the term limits, I distinctly remember that is was 3 elected terms to the Board, not appointed, and Becky was appointed several times to fill vacancies. So, my understanding of what was voted, was 3 elected terms where you file your papers and are put on the ballot. It's only in recent years that we haven't had people elected. We used to have 4 or 5 people running for Board seats and we would have a little gathering here in the clubhouse and have coffee and donuts and everybody could shake hands. That is the way I remember that proposal, as 3 elected terms.
- l) Keith - I would like to meet these people. I do not know most of them, so before I vote, I'd like to meet them so I guess I would want to table this until I meet them.
- m) Bud - We are not going to table it. If they are here tonight, you can meet them tonight. If they are not here, that is not our problem.
- n) John Lalima, 1055 Sunflower - The way it was done in the past. When there were more than 1 person to fill a vacancy and those people had a right to speak. Each one could be nominated for the position by a member of the Board, 2nd, and then a vote was taken to accept the person or not. You don't just vote on each one. A Board member must nominate the person for that position.
- o) Marilyn - can I ask how many we have here tonight?
- p) Bud - the five people are Sal Cursey, Carole Helton, Kendra Bender, Joe



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

Prisco and Charlotte Gladstone. Are any of those people here? I see one.
We have 1 out of 5.

- q) Bud - Well we need to come up with one tonight or we will have to all of them at the meeting in Jan.
- r) Becky Earnst, 205 Borel Circle - I made the application to become a Trustee and I was told by the Supervisor of Elections that because I paid the fee and that was done before the term limits were put in and just because there was no election in November, I was already elected.
- s) Bud - The Supervisor of Elections told you that because they don't know what the rules were in the park. This was all taken up with the attorney before this meeting. We have on file, a term limit case that was filed in the State of Florida, concerning the same situation. It was the case of Levy vs Woods, City of Palm Beach Gardens. They adopted a term limit resolution, which included language stating "service in a term of office which commenced prior to the effective date of any term limit enacted, will be credited against any term limitation approved." In that case, the eligibility of the winning candidate was challenged based on the term limits set. The new term limits were 2 consecutive full terms and the winning candidate served 4 prior terms. Levy convinced the trial court that only the term limit that immediately preceding the new election was to be credited. Woods appealed and the Appellate Court stated that "all prior terms need to be credited and declared Levy ineligible. So, by implication, this case suggests that retroactive term limits were not improper and that was done in Palm Beach Gardens. According to our attorney, it's effective here.
- t) Becky - But it doesn't state that the person had already gone through the process and applied as everyone should have to get the position the way I have.
- u) Bud - It says retro-active and when you go to the person you registered with for the election, all they knew was that there was no one running for the position against you and they did not know that there would be term limits to be faced.
- v) Becky - How are they going to know that? At the time of the application, they do not know that.
- w) Bud - Do you think the people in this case knew that?
- x) Becky - You don't know. I also called the General Council for the State of Florida this afternoon and asked the same question. I have not heard back from them. According to the Supervisor of elections, once elected, you



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

- cannot be unelected.
- y) Phil - I went up to the elections commissions and I asked them this very question. They did not know the answer. They said they would back to me and they never did. So, it's out there. It wasn't like we didn't try - I did anyway.
 - z) Bud - At the regular meeting on Oct 17, item #8 on the agenda was term limits and it was an amendment to the BOT Bylaws regarding term limits. Keith made a motion not to approve the proposed bylaw addition. Motion 2nd by Molly Stone. Discussion followed. Molly stated that the present version had differed greatly from other versions, and we were Version #6 to get the terminology correct and the legality of the issue. She also stated that when a person is appointed to complete another person's term that is less than 2 yrs, it should not be counted as a full term limit in the calculation of the maximum 3 term limits. That was her personal opinion. That is not written anywhere in the law. Keith stated that the term limits restricts people who may want to come on the Board. I think it opens it up to people who want to come on the Board. Bruce Crabb presented a proposal consisting of 3 sentences which would cover term limits. We did not accept that and I know what they were anymore. Bud Getz advised that bylaw changes need legalese, in case charges are brought against the Board. Charlotte Gladston stated that she had put in for a Trustee position and we should have term limits. John LaLima asked if the term limits had been approved by the attorney. Bud Getz advised that the attorney wrote them, 6 versions of them to get them down to where we needed it. The vote was called for the motion not to approve adding term limits to the bylaws. The motion was defeated with 3 Trustees voting yes and 5 voting no. Marilyn made a motion to change the bylaws and add term limits as stated in Version 6. Phil 2nd - no trustee or public comments were made. The motion passed 5 voting yes and 3 voting no and that is where it stood.
 - aa) Someone from public (Bruce Crabb?) questioned elected vs appointed.
 - bb) Bud -It does not have it in there in the terms or appointments. It says a total of 6 years. Now you want to go back and change the whole thing, when the last time you had three sentences that you thought was going to cover the whole thing.
 - cc) Can't hear on tape, but believe Bruce asked to have V6 read. - Bud, I do not have V6 here
 - dd) Bruce Crabb 442 Neighborly Court - Why don't you go out on the wall



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

- and read it. It's out there. I can't imagine we are discussing this and nobody has a copy of it here. That's ridiculous.
- ee) Bud - because we already passed it and we posted it on the wall. What more do you need? It says 3 terms.
- ff) Marilyn - It does not say appointed nor does it say elected - either way if you have been on there 10 years, you are really not appointed all 10 years. You are appointed 2 years. After that, you have to re-sign up for election every year, which I am sure Becky did, because she is really good at getting that kind of stuff done. Either way, I believe it says 3 terms or 6 years. It does not say elected nor does it say appointed.
- gg) Keith - requested to go to next item, #16, just until a copy of V6 comes back

16. Bookkeeping Services

- a) Bud - until we get a copy of V6, we are moving on to #16. We have a contract in there--- interrupted

15. cont. John Ragus, 409 HPB - We were supposed to have elections in Nov, correct? And this is an elected position, correct? We did not have an election in Nov so why don't we have a special election now.

- a) Marilyn - Here is what happens. People need to run on the ticket in order for an election to happen. There were 4 that had to re-up this year, Cathi, Keith, Becky were 3 of the 4 that re-upped. That automatically puts them on the ticket. There was no one running against them, so they are automatically elected. However, the term limits was hanging Becky's up. The other two are elected because no ran against them. That is why we need people to get involved so we don't have to go through the appointment process. If people would get involved, run on the ticket, then we would have a run off and you would actually vote in November. In November, there were no other people running so there was no one on the ticket. So that means, any open spots then would have to be filled.

The only way to fill them would be by appointment.

- b) Bud - This is a copy that we approved on Oct 17 in this hall. Section 1, Article 6 of the bylaws of Holiday Park is amended to read as follows

"Term of Office, Filling the vacancies on the BOT.

- i. No person shall be elected or appointed to the position of a Trustee for more than 3 consecutive terms. For purposes herein the term of office shall be that which is defined by section 418.02, the Florida Statutes



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

and may be amended, which is currently 2 years. However, that service in less than a full term, shall be considered a term of office for the purposes herein. Service in a term of office or part of a term of office, which commenced prior to the effective date of this sub section will be considered in the calculation of term limits set herein. Only those prior terms or parts of terms which were consecutive with each other would be consecutive with the new term and shall be used in the calculation. No person who has served 3 consecutive terms prior to the effective date of this sub-section shall be eligible to serve as a Trustee. But, any sitting Trustee who otherwise, meet the term limits shall be allowed to complete their current term.

- ii. Interrupted - could not hear from audience - Bud - She is currently not on the Board. You were not elected - we never made it to November - how could you be elected when November is the month in which elections take place. You filed for re-election.
- iii. Continuing on, By way of further explanation, if a Trustee was elected or appointed to a term, part of a term or terms prior to the effective date of this sub-section, whose terms will be used in the calculation of the 3 term limitations, as long as they were consecutive terms and if the total of those prior terms equals or exceeds 3 term limits now imposed, then that person shall not be eligible to be elected or appointed as a Trustee, provided, however, even if the prior elected terms equaled to or exceeded 3 terms. The Trustee shall be entitled to complete their current term, if they were already in the term.
- iv. Had Becky not resigned on her own, she would be right now in her current term, which still would have taken it over 6 years.
- v. Continuing on - Furthermore, any person who has left office prior to the expiration of the term shall not be elected or appointed to an office if the term of the office sought including the prior terms would exceed 3 consecutive terms. By way of further explanation, if a trustee was elected to a 3rd term, but left office before completing the 3rd term, they would be ineligible to be elected or appointed to a new term, if the total of the new term and the old terms of office would exceed 3 terms. Notwithstanding any of the above limitations, a person may be elected or appointed to an office if they sit out for a full term. Notwithstanding, the provisions of Sections 1 and 2 of the BOT, by a super majority vote (6), may waive the restrictions on appointing a member to the BOT, if it



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

is determined there are no other persons willing to serve in the appointed position, except a person or persons who would otherwise be ineligible due to the term limitations herein. Subject to the provisions of A. above, if the office of any member of the BOT becomes vacant prior to the expiration of such member's term of office, the BOT shall fill the vacancy by majority vote of the remaining Trustees, by appointment of a successor from among the electors in the district. Such appointed member shall hold office for the remainder of the term of the vacant office, (which is what the 2 of us right here are doing). In the event that any of the elections shall fail to fill a seat of a Trustee, the BOT shall fill the seat by appointment of a successor by a majority vote of the remaining Trustees from among the electors of the district. Such appointed member shall hold office for the remainder of the term of office. For purposed, herein, elected term election shall include both contested and uncontested candidacies for position on the BOT.

- vi. The amendment to Article 6 was approved by a majority vote of the BOT. The remaining provisions of the by-laws dated March 13, 2006, and any previous amendments thereto, unless modified herein, shall remain in full force and effect. (That is the end of it)

a) Comment from public - could not be heard

b) Bud - I'm sorry - we gave you 6 versions of this and we voted on Version 6.

Molly objected because, it went back to, whoever knows when. It took 6 revisions, with the attorney, to get the wording to where it was acceptable to the general population of this park. That is what we passed. It stands that Becky is ineligible to serve, whether the Board of Elections told her she was automatically elected or not. If she needs to take it up with the Board of Elections, so be it.

c) Marilyn - may I make a suggestion? We need to move on and unfortunately, we only have one person here. Kendra, I hate to do this to you, but if you are still here, would you mind getting up to the mike and talking to us?

d) Bud - No, I would say, that we need to bring the other people in and we need to talk to all the people at the same time. So, I would suggest that if we have time next week, we contact all 5 people to see if they would be here on a given date. We will have a special meeting to interview those 5 people for the position, and at that time, we will vote the 2 people in, in preparation for January 3.



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

- e) Marilyn - So we need to schedule a special meeting 7 days out. Today is the 12th, 7 days out is next Monday the 19th. The 20th of Dec is Tues.
- f) Bud - Just to be save, we will have it on the 20th. We need to find out what time of the day we can have this so that all of you are welcome to attend. Trustees, raise your hands, if you will be here on the 20th. We have 7 out of 9. we have a quorum.
- g) Phil - the candidates need to be notified. Like, tonight they should have been notified that we were going to talk about this.
- h) Bud - The way the office is currently running, we are lucky to get things done on the days we are supposed to and that is with all volunteers working in the office full time.
- i) Bruce Crabb, 440 Neighborly Court - Bud, in previous years, the outgoing board does not pick the new board member. The new Board picks the replacement seats.
- j) Bud - If you had the election in November, as stated, the Board would not have gone out until Jan. So how would the Board go out in advance.
- k) Bruce - In the past, the vacancies were appointed in Jan. By the new Board, not by the previous Board. As of Jan 1, Russ is off and Phil is off. The vacancies do not occur until Jan 1.
- l) Bud - If we had the election in Nov, as was questioned, because Nov is the election month in the State of Florida, then the people that were on the Board would not have abdicated to the new people elected until the reorganization meeting on the first Tues in Jan.
- m) Bruce - Becky, am I right? They don't get appointed until Jan and they are not appointed by this Board, but by the new Board.
- n) Bud - that is ridiculous. They are sworn in in Jan.
- o) Phil - I did it last time. It is this Board that appoints them in
- p) Bud - there will be 2 appointments and 2 appointments are not voting in, they are appointing people. I have many copies of where people were appointed to the Board and nobody left the Board to do all this. Tracy, how about the 20th - what time is the covered dish? How about 1PM. Can all of you here make it at 1PM? So, Tues, Dec 20 at 1PM, there will be a special meeting to appoint 2 people to the Board for the change on Jan 3. We will be in touch with the 5 people who applied and at the meeting on the 20th you will have the opportunity to witness them explain their qualifications. After they do that, we will make a decision on who will be appointed. Does everyone agree with that? I



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

mean, it is your park. Do you agree with that? OK

16. At Your Service Booking - Bud - Cathi will you speak to that

- a) Cathi - we have a new bookkeeper. Her name is Sharon Dubois. She has her own business. She has several clients of her own. We have an engagement letter with her that we signed and she will basically be doing the same thing that Sandy did. She will be reconciling all the credit cards, bank statements, verify the deposit information, and the loan balances. Her engagement is for 12 months and she is charging us \$750 a month, which is about \$200 less than what the previous bookkeeper was charging us. She is here on Fridays instead of Mondays, which so all our reports are done and in your boxes on Friday afternoon.
- b) Bud - so when the other bookkeeper left and in an emergency situation, we had to get a new bookkeeper. That is because right then we were facing the audit and we couldn't play around with the audit. So, we did not get permission first to hire this individual. But, we have been saving money because we hired her all along. I need a motion tonight to approve the hiring of the bookkeeper for 12 months at \$750 a month beginning Oct 1.
- c) Marilyn - I will make a motion that we accept the engagement letter for At Your Service for 12 months beginning on 10/20/2016 at \$750 a month. So this would be a retroactive acceptance. 2nd by Phil
- d) Trustee Comments
 - i. Keith - can we change it to from the 1st of the month to the end of the month. Bud - no we need to keep it on the 20th
 - ii. Marilyn - I also had a chance to meet Sharon. She is very good. She has a lot of degrees. She has a lot of common sense. Our figures for the first time in a lot of years are on time. Cathi talked to you earlier regarding meeting with the auditors, the information that Cathi and Sharon worked on together was in very good shape and the auditors were very please. She is willing to work with us and show us how we can improve. So, I am very much in favor of her. She knows what she is doing.
- e) Public Comments - None
- f) Call for vote - approved

17. District Managers report was moved to 4A - completed

18. Public Comments



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

- a) Barbara Hoffman, 1021 Little Court - I really would hope that we could get our minutes. If I am not mistaking, were they supposed to be put out 2 days after the meetings, not approved, but still available. Tonight, there were discussions and on one had the minutes of the meeting. Since we are a government agency, I really that we are in trouble by not having those minutes out there. I mean the agenda is not put up or the minutes posted and I think this is pretty serious. You have to have that so that you have some record in your mind before you come to a meeting.
- b) Cathi - Molly has had some surgery on her eyes and she is the one who does the bookkeeping. We were wondering when she is tonight, so I sent her a text message. She said she is getting better, but the other eye closed and she is icing every 20 minutes. This is why we do not have the minutes up to date. Because Molly in the secretary.
- c) Bud - we have had Jean Beach help us with the minutes. We have several people including my wife to get it done. In the past we never posted the minutes the day after the meeting. It is something that is relatively new. It is not a requirement to do that. We are getting the minute done as quickly as we can. We only have so many people to work and so much time to get it done. If you have time to listen to one of these recordings, which are extremely difficult to listen to the entire record, and you can type - we can use you.
- d) Patti Peck 1014 Willow - Just a question - Last meeting you were switching the last Dec meeting. Did you actually come up with a date?
- e) Bud - the meeting was scheduled for the 26th and people were out - the same for the 27th and the 28th. I am going to propose at the end of the meeting to not have the second meeting of the month, because on Jan 3rd we will handle the new Board coming in and we will be starting fresh on the 1st.
- f) Steve Ambrose, 241 Blossom - 1. I have been talking to Bob with regards to the water shutoff covers. Mine was broken. I phoned utilities today and within 20 minutes, they were here with a replacement cover. So just letting everyone know that is what you have to do. 2. I was at the pool today and sitting at the back. The chairs by the gazebo are very dirty. I had to wipe them down and a lot of them need to be cleaned.
- g) Bud - we ask to use towels because if you have suntan lotion on, it degrades the material very quickly and causes everything to stick to it. Regarding the shutoff covers, the park maintenance guys are very careful



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
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around the shutoff covers and I just want to tell people that if you have company that needs to park on the lawn, make sure they don't park on that cover.

- h) Dave Peck, 1014 Willow - Several of the ACC people are resigning. We are looking for more participants on the ACC, especially anyone who is here year round. This past year we missed several meetings in the summer because we did not have a quorum. We are having a meeting tomorrow at 9 AM. You do not have to be a Florida resident to be on the board, just a resident of the park. If you have any questions, you can come to our meeting tomorrow at 9AM. You can talk to any one of us.
- i) Donna Matton, 265 HPB - We need people for the ACC and we need people who want to work for the people of this park. Don't think you are coming on and you are going to control and tell people what they can do and what they cannot. We are there for the people.
- j) Anita Heally, 116 HPB - I would like to inform the Trustees that when I arrived last Saturday (11/26), I had forgotten to call someone and tell them to advise the gate. My son drove me down in his car. We drove to the gate, the guard saw the car, pushed the button and we came in. We stayed a little time and went out for supper. We came back an hour or so later. The guard pushed the button and let us in again. I am wondering, how many people get into the park without being checked. The guard did not say one word to us. I don't think this is really safe.
- k) Bud - do you have any identification on your vehicle for the park.
- l) Anita - It was a rented car. It was the last Sat of Nov and it was at 8:30 at night. You people should know who was on duty at that time.
- m) Bud - we will look into this.
- n) Paul Lyons, 1210 Joy Park - 1. You may want to look into a rebate offered by Florida Power & Light. I know, in the past when I dealt with energy companies, they do offer some of those rebates. 2. I am unclear about these violations that you can be fined for. I have no idea what they are. Do you have a list? I might be in violation of something and not know it. 3. Another thing that bothers me is I walk every morning and I ride my bike in the afternoon and the speed limit is 15 MPH. Some of the people are going through here very fast and contractors as well. I know it is posted only in a couple areas. What I would like to see, is maybe every 100 yards, in the middle of the road, a 15MPH sign painted right in the middle of the road. That is a reminder for people to slow down.



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- o) Keith - we have to notify you before we fine you and give you a month or 2 months to fix it.
- p) Annette Regas, 408 HPB - 1. In regards to the pool, when you discuss these major renovations, is there any thought being given to a solar pool heating system. 2. Also, in regards to 15 MPH. It used to be, if you saw someone driving fast, take down their license plate # and report it to the office. They would, in turn, get in touch with whoever the person was. But also needs to reiterated to the contractors and business people that come in.
- q) Bud 1. We have a current solar pool heating system on top of the outside restrooms. Part of the problem right now is the pumps that are transferring that water from the pool to the solar system and back to the pool. 2. That is why we have at the entrance of the park, signs that are painted a different color, telling you the speed limit is 15MPG. Occasionally we have gone to the city and had one of the radar devices installed, so if people speed, they would know it. I think we need to go back to Palm Bay now and have another unit installed someplace in the park as a reminder.
- r) Jim Gahan, 464 HPB - I just want to give you an update on Bingo. They gave \$500 to Nana's House.
- s) John Lalima, 1056 Sunflower - I think you should get more bids on doing the pool as soon as possible. That pool is important to a lot of people. We need to get on it before someone gets injured. That thing sinking is a danger to everyone.
- t) Bud - We just found this out this week
- u) Bob - we have the first quote coming in on Weds. I am trying to contact another company, which will be two. I am struggling to find that 3rd company.
- v) Someone from public - did not come to mike - do not know who it was or what was said.
- w) Bud - Thank you. We had the park maintenance staff working on the doors and we are trying to get them done.
- x) Bob - on that line, we have taken the guys out of the grounds crew because mowing is slower and we have almost finished the green areas. We have had 1-2 guys working down here supplementing. Everything is painted down by the Bocce courts and shuffleboards are. Per a comment at the HPPOA meeting, we took all the mats off, power washed all the cement and the mats and put them back down. The grounds crew is really coming to bat and I already have it wrote down that I will put those guys on



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Palm Bay, Florida 32907-2196
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cleaning the furniture in the pool area. That is what we are using these guys for while we are slow. We will try to get all these things done.

- y) Mary Evans, 134 HPB - The sound panels in card room work great - Thank you
- z) Any other comments? None

19. Trustee Comments

- a) Russ - folks I have been in the park for almost 12 years. I served 8 years on this Board, 3 years on the ACC Board and I would like to see some people get involved in running this park besides me. This is my last meeting. I have enjoyed it except for this last few months. I love everyone in this park and I want to have a good place to live. Thank You
- b) Phil - I beat him by one Board. 1. I just want to clarify - Molly Stone resigned from her position and that is why she cannot do the job. 2. Cathi stated taking people out to dinner was what she did in her last position. That has not been the policy on this position, but it should be made to be a policy and to do it legally, we have to put in writing. I want to wish everyone a Merry Christmas and I will be glad to get off the Board also. I was on all 3 Boards. I President of HPPOA, and also worked ACC and I also worked here for 5 years. The people are really great here. They work very hard and it really screws up your life. You would like to go someplace and you can't because you have to attend a meeting. They all do a heck of a job. When Becky was in here she worked very hard. We all love Becky. It is just the way things have been turning here. Thank you
- c) Bud - 1. She rescinded that at the last meeting. 2. We will bring it up in Feb when we have a lot of money.
- d) Keith - I would like to refer back to something earlier. People, there is nothing wrong with a complaint. Bring it to us, but just do it respectfully because we need people. When there is something going on in the park, such as the 15 MPH, Bob has said, come to me, the door is open. Please, when you go to Bob, don't be stomping your feet. Talk to him and visit with him about it and if it does not get done, we have forms you can fill out. We need to be civil in this park to each other because we are family. Let's not work with the attitude that if you are not with me, you are against me. Let's work in common to improve on the place. We can't all agree on everything, but we can be respectful of each other. I would like to wish all of you a Merry Christmas and a Happy New Year. Thank you



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Palm Bay, Florida 32907-2196
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- e) Allison - We received a thank you card from the pool room gang for all of the work that our guys did putting that pool room together. Answering the question why the Asst. Secretary did not do the meeting minutes - I have been busy writing up the job description for the District Manager, posting and going out and trying to find a manager. I was a professional recruiter, so I have been asked to use those skills. I have written up 4 job descriptions, posted them on sites, trying to find a clerical person for the office as well as a manager. Jean Beach has been doing the minutes. That is why I have not been doing the minutes. I would like to thank everyone for coming out. I wish everyone a very Merry Christmas and a healthy and Happy New Year. Thank you
- f) Rod - Happy Holidays everybody
- g) Marilyn - I just want thank everyone for being here. We need your support and we need your ideas and we do appreciate it. Sometimes I know you don't think we do, but we do. Merry Christmas and a Happy New Year and I hope to see you around in between.
- h) Cathi - I would also like to wish everyone Happy New Year and a Merry Christmas. I will fully support your golf cart parade. Everybody come out and see that and participate. It is so much fun.
- i) Bud - All right this is the final of the night. I want to call for a vote to cancel the 12/26 workshop meeting.
- j) Marilyn - I make a motion that we cancel Mon, 12/26 workshop meeting. Russ 2nd.
- k) Bud - any comments? None. Call to vote - approved.
- l) Bud -the other day we received this letter asking us to relinquish our rights to an easement because they wanted to put in a swimming pool and a big screen room. I took the address and I rode around the neighborhood and there is no street by that name. I put it in my GPS and I started following it. It ended up being way out Jupiter, above Minton Rd., and I got to the house and I rode to the end of the street and I rode behind it and there is a little tiny canal that runs there and I thought "I don't remember seeing the park from here". So, I went right back to the Building Department. The gal said "walk down the hall and ask for Robert". So I walked down the hall and asked for Robert. I introduced myself. I told him I thought it was odd that we would get a request like this to relinquish our rights to this setback, when Holiday Park is way down there and this house is way up here. So the guy said he thought he knew what the problem was. He went



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in the file cabinet, got a piece of paper, he held it up and said “we told these people to contact the first 4 addresses on this piece of paper. Holiday Park are down at the bottom with a big red X through it. It should have never come to you in the first place.” I said “great and now what I really want you to do for me is I want you to stamp it with your stamp, write down we are not responsible and sign your name.” The man did it and he works for the City of Palm Bay and he gave me his business card. So, that was my Christmas gift. I wish everyone a Merry Christmas. We will be here for the special meeting on 12/20. Please attend if you are available.

20. Russ - I make a motion to adjourn. 2nd Keith - call to vote - approved