



**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

REGULAR MEETING AGENDA

May 9, 2016 - 7:00 PM

Rebecca "Becky" Earnest
Chairman

Keith Rittscher
1st Vice-Chairman

Gerald "Russ" Livermore
2nd Vice-Chairman

Joanne Gaughan
Secretary

Marion "Molly" Stone
Assistant Secretary

Cathleen "Cathi" Brennan
Treasurer

Marilyn Spall
Assistant Treasurer

Philius "Phil" Matton
Trustee

Rodney "Rod" Lindsay
Trustee

Jody Storozuk
District Manager

Karl Bohne, Jr.
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
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Announcements by Chairman
6. Consideration of Approving the Board Meeting Minutes of April 25 2016
 - Attachments: April 25 2016 meeting minutes
 - Action: Motion to approve minutes
 - Trustee comment
 - Public comment*
 - Call for vote
7. Resignation Letter - Rebecca "Becky" Earnest, Chairman, Board of Trustees (District 9)
8. Resignation Letter - Joanne Gaughan, Secretary, Board of Trustees (District 5)
9. Appointment to fill Vacant Trustee Positions- (District 5 and District 9)
 - Action: Motion to appoint [Allison Kelly and Bud Getz] to fill District 5 and 9 seat
 - Oath of Office
10. Bocce Court
 - Action: Motion to approve
 - Trustee comment
 - Public comment*
11. Treasurer's Report- Presentation of the Financial Reports for the Month of April 2016
 - Attachments: April 2016, Revenues & Expense Report: Budget Performance, Balance Sheet and Loan Balances
 - Action: Motion to accept report for audit
 - Trustee comment
 - Public comment*
 - Call for vote
12. Employee Health Care
 - Presentation from One Insurance Group, Christopher Robinson and Diane Langford
 - Action: Motion to approve
 - Trustee comment



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Public comment*
Call for vote

13. Discussion on By-Laws
14. Public Comment
15. Trustee Comment
16. Adjournment



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BOARD OF TRUSTEE: WORKSHOP MEETING

April 25, 2016 at 7:00PM

1. Meeting call to order

Called to order by: Keith Rittscher, 1st Vice Chairman, at 7:07PM

2. Invocation

Led by: Keith Rittscher, 1st Vice Chairman

3. Pledge of Allegiance

Led by: Keith Rittscher, 1st Vice Chairman

4. Roll Call

By Keith Rittscher, 1st Vice Chairman: Marilyn Spall, Assistant Treasurer; Keith Rittscher, 1st Vice Chairman, Cathleen "Cathi" Brennan, Treasurer; Rodney "Rod" Lindsay, Trustee, all acknowledged their presence. Absent: Gerald "Russ" Livermore, 2nd Vice Chairman; Joanne Gaughan, Secretary; Rebecca "Becky" Earnest, Chairman; Marion "Molly" Stone, Assistant Secretary; Philius "Phil" Matton, Trustee. Jody Storozuk, District Manager was present and Jessica Saeger recording.

5. Announcements by Chairman:

Keith Rittscher, 1st Vice Chairman, stated that we will not be conducting business or making any types of decisions since we do not have quorum.

Keith Rittscher requested a Special Meeting, to use this same agenda including discussion on amending the by-laws. Keith asked the residents for their opinion on whether to hold an informational meeting or not.

John Bonasera, 370 Holiday Park Boulevard, stated that this meeting is a scam that Becky, Joanne, and Keith should resign from the Board.

Patti Peck, 1014 Willow Court, explained HPPOA sometimes needed to get information out but didn't have a quorum. They would continue to hold the meeting without making any motions or votes.

Bruce Crabb, 442 Neighborly Court, stated we should rework the by-laws.

Keith stated that we should have a Special Meeting on Tuesday, May 3rd, at 7:00PM.

Keith questioned the proposed budget presentation and if we would fall within the deadline established from the by-laws. Marilyn stated that we should have no problems.

Keith asked for a show of hands from the public for having an informational meeting. Then, he asked the board members on their opinion for an informational meeting. The board members stated the following: Rod, yes; Marilyn, yes; Cathi, yes. Keith said, "it's in agreeance to hold an informational meeting". Keith continued to restate a Special Meeting will be held on Tuesday, May 3rd, at 7:00PM, it



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will cover all items from the April 25th Workshop Meeting. It will also include an item for a by-law amendment.

6. Consideration of Approving the Board Meeting Minutes of March 28 and April 11, 2016:
No motion was made.

7. District Manager's Report:

Presentation of April 2016 monthly report was made by Jody Storozuk, District Manager. He explained the following topics to the Board and residents of the Park:

Jody Storozuk stated the Park's employees are painting of the outside of the building. The employees are happy with the overtime. Residents seem to be happy with the color. It looks clean and crisp. He explained there is some overspray on the entryway that will be painted. His intention is to paint the awnings, entryway, bocce courts, etc. to make everything uniform.

Jody continued the report to explain he purchased all tools needed except for the air compressor for around eight hundred dollars (\$800.00).

He stated that he purchased a golf cart for less money than allotted from the Board. He would like to purchase another golf cart for the remaining amount of money. Jody would like to bring this up when there is a quorum.

Jody thanked everyone who came out to the luncheon. Jody stated to everyone that the grounds luncheon was paid out of his own pocket excluding any items brought by residents. He knows that the grounds could not afford it on their salary. He wanted to clarify that he did not use the Park's money.

Jody explained that some benches were recently purchased. He stated that one of the residents did not have all the money to pay for the bench so he took money out of his pocket to contribute. Jody stated that it is disheartening that Board members almost accused him of fraud. Keith interrupted to clarify that no one is accusing him but Board members need to ask questions.

Marilyn Spall stated that any Board member could ask to see the receipts.

Jody confirmed the grounds maintenance man named Raymond is actually his son. He explained that originally wanted to hire his nephew "Raymond" but instead hired his son "Raymond".

Barbara Kirsch, 349 Holiday Park Boulevard, stated the District has always run under the Sunshine Law.

Bruce Crabb, 422 Neighborly Court, stated that he warned the two trustees and asked Keith, 1st Vice Chairman, to speak to them as well.

John Lalima, 1055 Sunflower Lane, questioned the Board on having a quorum to set a Special meeting. Keith explained.

Jody Storozuk stated in eight weeks that he saved the Park one hundred thousand dollars



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(\$100,000.00) on the money in the budget prior to him. He mentioned the following breakdown in the areas that he saved the Park money:

\$10,000.00- on the lawn mower system;
\$10,000.00- on painting the recreation building;
\$15,000.00- on reshuffling employees between departments;
\$65,000.00- on cutting out manpower employees (lawn contract work);

\$100,000.00 total cost saved.

In conclusion, Jody clarified there is money in the budget for the construction.

8. Employee Health Care:

Cathi Brennan, Treasurer, presented information regarding employee health care with One Insurance Group. She proposed using Employee Marketplace with medical, dental, and accidental insurance coverage. It would be the same type of plans along with coverage from Health First. This would bring the Park's current medical costs from forty three thousand nine hundred sixty eight dollars (\$43,968.00) down to twenty eight thousand four hundred sixteen dollars (\$28,416.00).

Keith asked Cathi to expound on the article in the Trustee boxes about subsidizing and penalty fees. Cathi explained.

Sal Cursi, 1107 Keystone Court, stated that he is reminding the Board if you treat your employees well, they will treat you well.

John LaLima, 1055 Sunflower Lane, questioned the Board on employees using the Park's medical insurance as secondary insurance and the current law. Cathi explained.

Bruce Crabb, 442 Neighborly Court, mentioned his concerns of employees and supplements given in past years.

Jean Beach, 1090 Moonlight Court, explained the Park's two current health plans for employees.

Harald Albinus, 427 Holiday Park Boulevard, stated the Park should pay the full insurance on employees.

Bob Shearer, 382 Holiday Park Boulevard, commented on how his business operates with their health insurance.

9. Discussion on Architecture Control Committee (A.C.C.) Alternates:

No motion was made.

David Peck, 1014 Willow Court, invited both candidates to their A.C.C. meeting tomorrow morning so, they can become familiar with the rules and regulations.



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10. Presentation of Proposed Budget:

Cathi Brennan, Treasurer, stated she worked on this budget by herself. She explained the budget will need to be amended once we receive the complete health care information but overall it is completed.

Keith Rittscher asked for clarification from Cathi on an amount to keep as the Park's savings goal. Cathi explained.

Jean Beach, 1090 Moonlight Court, explained the million dollar figure for reserves was determined by a prior Board and brought forward each year.

Bob Shearer, 382 Holiday Park Boulevard, asked Cathi about budget capital reserves for the Park. Cathi explained it varies but she would say fifty percent (50%) should be kept in the reserves.

John LaLima, 1055 Sunflower Lane, suggested paying off the Park's loans. Cathi reminded everyone the interest rates on the loans are extremely low.

Bruce Crabb, 442 Neighborly Court, recommended all money received from Brevard County to be put in a separate account.

11. Approval of AquaCal bill:

No motion was made to approve the AquaCal bill.

12. Update on Debit Cards (continued from 04/11/16, Agenda Item #10):

Marilyn Spall, Assistant Treasurer, explained there are limited regional governmental officials to speak with at the bank and therefore we are waiting on the bank. Regrettably she has nothing to report at this time regarding the debit cards. She noted that she contacts the bank twice a week to stay on top of the matter.

13. Construction Remodel:

No motion was made.

14. Public Comment:

Bob Silipigni, 420 Holiday Park Boulevard, suggested that the Board gives Jody, District Manager, back the money he spent on the food for the grounds' luncheon.

Steve Sabella, 260 Berry Court, presented samples that could be used for a mural on the outside of the recreation building. Some residents suggested that his talent would be appreciated.

Sal Cursi, 1107 Keystone Court, explained his background in construction. He offered his expertise towards the new construction remodel.

Raymond Storozuk, 907 Espanola Way, commented on the grounds luncheon and negative remarks made about his father, Jody Storozuk.



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Gloria Walsh, 403 Holiday Park Boulevard, asked Jody, District Manager, if he makes himself available to the office staff. Jody shed light on his morning routine.

Carol Helton, 342 Holiday Park Boulevard, shared her concerns with trustees' and residents' liability.

15. Trustee Comments:

Rod Lindsay stated that we are a big family and need to work together.

Marilyn Spall thanked everyone for coming and voicing their opinions.

Cathi Brennan thanked everyone for coming to the meeting. She hoped that she was able to express enough information on the health care to all residents.

Keith Rittscher thanked everyone for coming this evening. He explained to everyone that he does not want to get rid of Jody and reminded everyone about the importance of integrity.

16. Adjournment:

Informational meeting ended at 9:30PM.

TO: Holiday Park Board of Trustees
FROM: Becky Earnest
DATE: May 3, 2016

RECEIVED
MAY 03 2016
BY:

I have faithfully served this board for over 10 years and did NOT even want to be chairperson. I have tried to do what is best for the park.

After hearing the disk from the last meeting, I must resign my position. I didn't realize there was so much hate in this park.

Respectfully submitted,



Rebecca Earnest

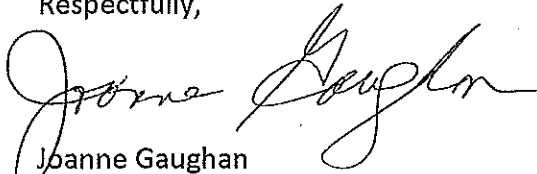
/be

JOANNE GAUGHAN
241 Berry Ct.
Palm Bay, Florida 32907

To: Board of Trustees
Port Malabar Holiday Park Mobile Home Park Recreation District
From: Joanne Gaughan, Trustee
Date: May 3, 2016

Please accept my resignation as Secretary of the Board of Trustees effective today,
May 3, 2016.

Respectfully,


Joanne Gaughan

RECEIVED
MAY 04 2016


BY:.....

May 4, 2016

To: Holiday Park Board of Trustees

I would like to volunteer to take a vacant seat on the Board of Trustees for the Port Malabar Holiday Park Mobile Home Park Recreation District. I am a Florida resident, vote in Florida and I am duly qualified to be a Trustee.

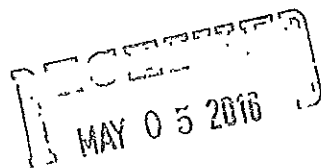
Thank you,



Allison Kelly

1054 sunflower Lane NE

Palm Bay, Florida 32907



BY.....

To: The Port Malabar Holiday Park Mobile Home Park Recreation District Board of Trustees.

From :William Edward (Bud) Getz, Jr.

RECEIVED
MAY 02 2016

Re: Application for a position on the Park Board of Trustees

May 2, 2016

BY:.....

Having had a 30+ year relation with Holiday Park (my parents were residents until their passing), and having owned our Holiday Park property since 2002, and having been a Florida resident since 2011, I offer the following personal history as my application to apply for a position on the Park Board of Trustees:

Married to Virginia Reese Getz.

Life long resident of the state of Maryland until becoming a resident of the State of Florida in November of 2011.

We have owned property in Holiday Park since April of 2002.

DoB: April 9, 1945

Address: 1142 Keystone Ct. NE,
Palm Bay, FL 32907
Phone: 321-733-1167

Education: 1964 graduate of the Baltimore Polytechnic Institute (BPI).
At the time of my attendance, BPI was, and remains, the premier Baltimore City public high school for an engineering based education.

Several years after graduation from BPI, I attended Loyola College for additional mathematics courses.

Military: In August 1964, I enlisted in the 135th Special Operations Group, Maryland Air National Guard for a period of 6 years. After my initial enlistment expired, I re-enlisted for an additional 2 years for a total service time of 8 years.
For my entire service, I was an Aircraft Pneudraulic Technician achieving a final rank of Staff Sergeant.

Work experience:

While in high school, I was employed part time (after school and all summer) by a structural engineering firm as a junior draftsman. After basic military training, I returned

to the company as a full time draftsman.

In November 1965, I took a position as a junior draftsman with the Koppers Company, Inc., Metal Products Division, Coupling Department in Baltimore Maryland. Koppers Company divested the entire Metal Products Division in 1987 and our Coupling Department became Kop-Flex, Inc. (KFI) as the result of leveraged management buy out. We continued as Kop-Flex through a subsequent direct management buy out followed by a sale to Emerson (Electric) Power Transmission Division in about 1995.

I spent the first 28 years of my employment with KFI in the Engineering Design and Drafting Department beginning as a Jr. Draftsman and progressing to the Supervisor of Design & Drafting until becoming the Manager of D & D. My department consisted of 25 Designers and Drafters along with the blue print operation. My responsibilities included the management of the department and the creation of personnel and operating budgets for same.

In 1975, I was responsible for the purchase and installation of the first personal computer in the Engineering department.

In 1980, I justified and installed the first Computer Graphics System in the Design & Drafting department and followed up with continued enhancements and new equipment for same.

During this time, I upgraded the blueprint equipment to state of the art machines.

I was also one of the Engineering representatives on our Material Requirements Planning committee and participated in the effort to transfer paper documents to electronic format.

I spent my last 14 years of employment in the Quality Assurance Department with the title of Quality Administrator.

As the Quality Administrator, I was responsible for our ISO9000 quality system. This included the management of a 25 member team of auditors responsible to ensure compliance with ISO quality requirements and the KFI Quality Manual in order to maintain our ISO Certification. I performed external Quality Audits at customer sites and hosted Customer audits of KFI, both external and internal.

Additionally, I was delegated the responsibility of bringing the QA Department into the "computer age" including tracking of our 3500 pieces of inspection instruments, the Quality Manual, Quality Plans, Quality Control Tickets and Customer QA documents "on line".

After almost 42 years of continuous service, I took an early retirement from KFI on August 31, 2007.

During my working career, I have almost always had a part time job. Sometimes for the additional income and sometimes for the experience.

Part time jobs have included:

Sears electrical department and sporting goods (building bicycles).

The Home Depot electrical department.

Armed security (both personal and property) and Private Investigation.

Limousine driver.

Hobbies have included hunting, model building, motorcycles and home building and renovation.

I have been working with computers, both business and personal, since 1975. I am familiar with most Microsoft Office Suite products. I have used older versions of M/S Money for personal money management and currently do all of my banking "online".

I do most document management with Adobe .pdf Writer.

I am very familiar with M/S Excel.

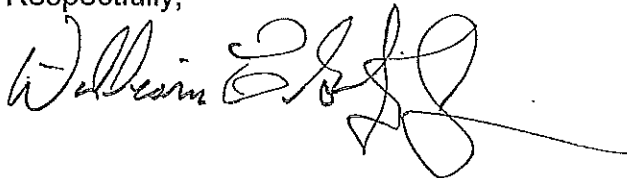
I was the Treasurer for the HPPOA for a 2 year period.

We currently visit family members in North Carolina and Maryland during the months of August, September and October returning to Holiday Park on or about the 2nd of November.

I feel that my work experiences, and my 8 years of service in the Maryland Air National Guard has given me the necessary training to perform the duties as a "Trustee" representing the residents of Holiday Park in an honorable manner.

Please accept my application as stated above.

Respectfully,

A handwritten signature in black ink, appearing to read "William E. E. E. E.", with a long horizontal line extending to the right.