



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 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; Philias "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.

Marion "Molly" Stone

Marion "Molly" Stone, Secretary, Board of Trustee

5-13-16

Date

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