



**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 MINUTES
September 12, 2016 - 7:00 PM**

1. **Meeting call to order**
By William "Bud" Getz, Chairman at 7:00 pm, with 92 residents and 7 board members attending
2. **Invocation**
By Molly Stone
3. **Pledge of Allegiance**
By Molly Stone
4. **Roll Call**
By Molly Stone, Secretary; present were Bud Getz, Gerald "Russ" Livermore, Marion "Molly" Stone, Cathleen "Cathi" Brennan, Marilyn Spall, Philias "Phil" Matton, Rodney "Rod" Lindsay. Absent were Keith Rittscher and Allison Kelly
5. **Announcements by Chairman**
 1. No office documents are to be sent to non-residents by board members.
 2. In case of an emergency, dial 911 FIRST. Do not call the office. It is not a health facility.
 3. No homeless visitors are allowed in the park at any time. Gentleman living with his sister brought in someone wanted by the police for breaking and entering.
 4. Calling the District's attorney for park documents is very costly to the park. All document requests should go through the park office directly.
 5. Attorney received an unsigned request for documents regarding a motor home, boat, F150 truck, credit cards, etc. Anonymous complaints to the attorney will not be addressed.
 6. Sharon Johnson was released. It was discussed with the park attorney and we won't go into what that info is. Park attorney was in agreement. As a reminder, the office is closed to everyone except current trustees. All business should be conducted at the window. Please keep your presence at a minimum; since we are down to one person.
 7. After a storm park maintenance is responsible for public areas only, not owners' property. Park maintenance is only responsible for private property to the extent of lawn mowing, weed trimming and edging. Fronds on private property are the responsibility of the resident.
 8. Per District's Deed Restrictions, no signs are permitted on lots, except real estate signs or political signs in window, planter box or as approved by the District Manager. Political signs may only be displayed beginning four(4) weeks prior to an election and only total of four(4) square feet to be removed no later than twenty-four (24) hours after the election.



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6. Consideration of Approving the Regular Board Meeting Minutes of June 13, 2016

Attachment: June 13, 2016 meeting minutes

Action: Motion to approve minutes with corrections by Marilyn Spall, second by Phil Matton

Trustee comment, Molly was directed to take corrections to Traci

Public comment, none

Call for vote, by Chairman Getz, approved

7. Treasurer's Report- Presentation of the financial reports for the month of June 2016, and July 2016 and August 2016

Attachment: June 30, 2016 Revenues & Expense Report: Budget Performance, Balance Sheet, Loan Balances

Action: Motion to accept report for audit by Phil, second by Rod

Trustee comment, none

Public comment, David Peck requested public copies

Call for vote, approved

Attachment: July 31, 2016 Revenues & Expense Report: Budget Performance, Balance Sheet, Loan Balances

Action: Motion to accept report for audit by Phil, second by Rod

Trustee comment, none [treasurer's report is attached to minutes]

Public Comment, none

Call for vote, approved

Attachment: August 31, 2016 Revenues & Expense Report: Budget Performance, Balance Sheet, Loan Balances (copies not put in trustee boxes)

Action: Chairman Getz decided, since the board did not receive this before the meeting, it will be considered at the end of the month.

Trustee comment, none

Public Comment, none

Call for vote, none

8. Amendment to Board of Trustee By-Laws regarding "Term Limits".

Attachments: By-Laws Amendment and copy of By-Laws

Action: Motion to bring back to the October meeting by Russ, second by Cathi.

Trustee comment, Molly noted difficulty in getting volunteers now. Marilyn proposed an exception to the rule if we can't get a quorum.

Call for vote, approved



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- 9. Gifts to Special District Officials and Special District's Chief Administrative Employee**
Attachment: Copy of "gifts" according to the Florida Department of Economic Opportunity
Discussion of gifts accepted by the District Manager from park residents, Bud Getz noted four gifts from residents to park manager, and that Mrs. Hallam called looking for her camper license plate. It was noted a form on line that needs to be filed with the state. Bud wants something about gifts added to the Employee Manual.
- 10. Amendment to the District By-Laws regarding "Gifts"**
Attachment: By-Laws Amendment and copy of the amended By-Laws
Action: Motion to Table by Molly, second by Phil
Trustee comment, Molly questioned whether we can put Florida Statutes in our By-Laws.
Public comment, none
Call for vote, approved
- 11. Discussion on the District's Accountant's Contract Renewal (expires 10/16)**
Action: Motion to approve District's Accountant's contract as written with a 3% raise by Molly, second by Phil
Trustee comment, it was noted this will be a difficult audit this year. Discussed were a 10% and a 5% raise, the board agreed on 3%. Marilyn asked if she could come in earlier and for a longer day. Molly Stone read the timeline for the Audit that begins October 1.
Public comment, Annette Ragas, 409 H. P. Blvd., said she deserves a raise, as she does a great job.
Call for vote, approved
- 12. Request to post "Unapproved Minutes" within 2 days after Board Meetings**
Action: Motion to approve posting unapproved minutes within 2 days on the park web site and channel 732 made by Russ Livermore, second by Marilyn Spall
Trustee comment, Molly noted 2 days may be short, as the recordings are difficult to hear.
Public comment, none
Call for vote, approved
- 13. Consideration of posting a monthly information memo from the "Board" and/or District Manager to the e-mail Happenings**
Action: Motion to approve posting a monthly memo from the board by Cathi, providing we have time and something to post, second by Rod.
Trustee comment, 7 – 10 day notice and will start next meeting
Public comment, none
Call for vote, approved



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14. Security System Notification when Primary Contact is not available

Action: Motion to approve Bud Getz reported that when the Security System goes down it causes a complete power failure. The District Manager and Chairman Getz are first available, but need someone else. Russ Livermore volunteered with Cathi Brennan 2nd and Marilyn Spall 3rd.

Trustee comment, none

Public comment, none

Call for vote, none

15. Public Comment

Joanne Gaughan, 241 Berry Ct., advised to get a letter of request for the audit from the office.

Maryanne Livermore, 399 H.P.Blvd., Requested more space for darts. Bud replied the custodians will take care of it.

Leanne Johnson, 309 H.P.Blvd., mentioned a problem with the mikes. Speakers need to speak right into them.

Anette Ragas, 409 H.P.Blvd., advised to get a decent speaker system, so everyone can hear.

Connie Christley, 155 H.P.Blvd., spoke of her 9 years here in the park.

Sal Cursi, 1107 Keystone, stated we use the lawyers too much; it's a waste of time and money.

16. District Managers Comments

Jody Storozuk noted rumors that he was fired brought everyone out tonight. I make mistakes. Sorry if you don't like it, 10 people might like it. Threshold is less than 1% is for sale in the park. [Probably referring to units for sale]. I had a conversation with a responsible woman. Property values are raised. Lot of people don't like change. People think I'm stealing. If you think so, don't listen to rumors. I have a woman making curtains. I'm doing the best I can. Come see me if you have questions. I make mistakes. Don't accuse me if you don't know the story. Concrete ditches need work. All the crew doing best they can. Pool room will be ready the end of the week then bathrooms outside started. I'm working as fast as I can getting work done. Chuck Roan, 220 Borel, interesting what's been done.

17. Trustee Comment

Russ Livermore thanks everyone for who expressed opinions.

Phil Matton said, what galls him is people calling him a traitor. He needs a list of who can call the Board's attorney.

Rod Lindsay reiterated, trustees can't talk to trustees, so we can't get it done instantly, we can't discuss things before a meeting.

Molly Stone thanked residents for coming and sharing, saying new ideas and old ones are good. She reiterated the edict in May that there is no one in the office but trustees and the girls, as it interferes with their work. She was in the office on August 29, Bruce Crabb was in the outer office with Jody and Traci, definitely interfering with the one person in the office.



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Marilyn Spall thanked everyone for coming.

Cathi Brennan thanked everyone for coming and participating.

Bud Getz, Chairman, asked Jody to go to the other end of the building. So we can discuss park business. Bud said this is the most difficult meeting we have had in the park for trustees who represent everyone here. There have been complaints about the District Manager [Jody Storozuk] on several subjects. There have been charges against accounts run by the District Manager and fraudulent claims. There is over \$1,000 that he wrote a check to repay. Our Attorney advised that paying off something fraudulent charges doesn't excuse it. Sandy [Brown, Accountant] has traced receipts. Her work used to take 3 hours, but now takes her 6 hours.

Questionable receipts are for fuel up I-95 where Jody lives. Bud asked the ladies [accountant and treasurer and assistant treasurer] to go through receipts and credit card receipts and they found fraudulent and other receipts in addition to fuel.

We have been asking for the certificate for the course. On 6/17 he went for a course on grant writing north of here. [Rhode Island] Bud continued, he has been asking for the certificate and has not gotten it. Jody was married and was gone all week. We have to assume he was on his honeymoon.

Jody gets one week's vacation after 6 months, this was after 3 months, and he takes a lot extra days off.

We are losing people off the park maintenance group, causing problems of maintenance of the grounds. One problem is rain.

Our Attorney suggested that we have special meeting to decide whether to keep or release or charge him. From now to Wednesday he is not allowed in the park. There will be an emergency meeting Wednesday at 10:00 am.

Dan O'connell, 286 Borel, stated, this has been going on for months and some board member told you about this. People have suffered. Some people were worked over because they told the truth. Bud Getz replied, everything we do needs to be done here according to the attorney. It takes the whole board to fire him. Sunshine law says we meet now and here. It is how we have to go about this in the park. If we don't follow rules we are subject to breaking the laws of the state of Florida. It's the law, 24 hours' notice for an emergency meeting.

Becky Earnest, 205 Borel, asked for his resignation and documentation. Bud replied, he will ask for his resignation. Bud continued, it will be on the agenda for Wednesday 10:00 am. If he doesn't resign, he can defend himself. Bud asked the audience their opinion for keeping him, no response, and for dismissal it was unanimous.

Adjournment, motion by Cathi, second by Rod. Adjournment 9:45 pm.

Respectfully submitted by:


Marion "Molly" Stone, Secretary
