



PORT MALABAR HOLIDAY PARK  
MOBILE HOME PARK RECREATION DISTRICT  
215 Holiday Park Boulevard NE  
Palm Bay, Florida 32907-2196

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## **BOARD OF TRUSTEES**

### **SPECIAL MEETING – Deed Restriction December 15, 2014**

**1. Call to order**

By: Joanne Gaughan, Chairman, at 9:30 AM

**2. Pledge of Allegiance**

Led By: Joanne Gaughan

**3. Roll Call**

By: Marion “Molly” Stone, Secretary; Joanne Gaughan, Chairman; Rebecca “Becky” Earnest, 1<sup>st</sup> Vice Chairman; Harald Albinus, 2<sup>nd</sup> Vice Chairman; Marion “Molly” Stone, Secretary; Marilyn Spall, Assistant Treasurer; Rodney “Rod” Lindsay, Trustee; Daniel “Dan” O’Connell, Trustee All acknowledged their presence, Allison Kelly, Assistant Secretary; Philius “Phil” Matton, Treasurer was absent. Cheryl Ennis, District Manager was present with Sharon Johnson recording.

**4. Announcements by Chairman**

None

**5. Discussion of Deed Restrictions, Rules & Regulations, and Policy Continued from December 9.**

The Board continued its discussion on Rules & Regulations and picked up from the December 9<sup>th</sup> meeting discussing sheds. Joanne Gaughan said that the A.C.C. rules has a minimum size not a maximum and it was suggested that a maximum size be approved. It was also discussed that the rules were that sheds had to be attached. Molly Stone mentioned that some homes do not have room because of the shape of the lot to have sheds attached. Becky Earnest said she felt that all sheds should be attached, as was the policy. Dan O’Connell suggested that attached sheds might limit the size. Rod Lindsay agreed that sheds should be attached and recommended that sheds over a certain size be required to be attached. Joanne Gaughan said she thought that it was a good idea as well. Patty Peck informed the Board that according to the City the maximum size is no more than ½ the size of the home. Molly Stone talked about a couple homes that cut off corners or moved posts to be within the setbacks. Joanne Gaughan asked each board member their opinion. They were as follows:

Harald Albinus-attached  
Molly Stone-detached  
Becky Earnest-attached  
Marilyn Spall-attached  
Dan O’Connell-attached  
Rod Lindsay-attached  
Joanne Gaughan-attached

# Special Meeting

December 15, 2014

It was recommended by the Board that all future sheds be attached. The size of the shed was discussed and it was decided and agreed to by all Board members that it would be by square footage and 240 square feet would be the approved maximum size.

It was recommended that the A.C.C. convene a special meeting to review the Boards Recommendation before the Boards next Regular meeting to consider any alternative recommendations they may have.

The access decal policy was also looked at and it was said that the policy is actually on the DR's and would not be needed as a separate policy.

The Golf cart policy was reviewed again. Rod Lindsay recommended that gas golf carts be allowed saying he did not see any difference. Molly Stone said that there was a "doddle bug" that was loud and should not be allowed. Marilyn Spall recommended that the "battery operated carts only" be taken out and that all Motor vehicle compliances should be followed as far as noise and safety levels.

Buzzy Raulerson, 1229 Shell, said he had a gas cart and would like to know why he can not use it since it doesn't make any more noise than other vehicles.

The Board unanimously decided that ATV use by residents or guests would not be allowed.

The Planting policies were discussed. It was decided that the Manager would review the policy and come up with the wording for review and approval by the Board.

The Animal Trap Policy was reviewed and will remain as is.


The Carport policy was deemed to be obsolete since it is now covered under the A.C.C. rules and regulations and policies.

Visitor's policy is covered under the Deed Restrictions.

- 6. Board Recommendations on Policies Relating to Staff, Wages, and Current Job Descriptions**  
Postponed to future meeting due to time constraints.

- 7. Adjournment**

Harald Albinus made a motion to adjourn. Becky Earnest seconds the motion. A vote was called. Meeting was adjourned at 10:28 am.

  
Rebecca Earnest – 1<sup>st</sup> Vice Chairman  
Board of Trustees

12-23-14  
Date