REGULAR MEETING BOARD OF TRUSTEES

NOVEMBER 14, 2016

#1. Meeting called to order by Chairman Getz at 7:02 p.m.

#2. Invocation by Molly Stone.

#3. Pledge of Allegiance.

#4. Roll Call by Molly Stone:

Present were Rod Lindsay, Marilynn Spall, Molly Stone, Cathi Brennan, William (Bud) Getz, Allison Kelly, Russ Livermore, Phil Matton; absent was Keith Rittschner

#5. Announcement by Chairman

1. Golf carts parking in handicap spaces must have a handicap designated sticker which is available at the District Office.
2. Notification regarding signs for election will not be put in resident mail box by Trustee.
3. Two homes in District have service dogs residing with owners. Both dogs are over the weight limit, however, they are service dogs. One on Moonlight Court and second on Seminole Court.
4. Ten violation letters have been sent. Please correct the violation.
5. Interior renovations completed with the addition of plywood top to closets, additional shelving and lights at a cost of $250.00.
6. April 11th meeting purchase of microphone and cords was approved.
7. Alpine Tree Service collected hurricane debris at a price of $1,600 per day. Debris inside gate at Americana was placed on city property outside gate. Tracy received prior approval from city.
8. Looking into welding class for Jody Jr. so that he can use equipment purchased for previous District Manager.
9. Waiting for title to mobile and approval from court for property transfer from estate to District at price of $10.00. Mr. Roger Reese is Executor of Estate.

Resident Paul Lyons 210 Joy Court asked for explanation as to what happened to Mr. Wolf’s truck and two District Managers in a short amount of time. Chairman Getz gave a detailed explanation and an addendum to the minutes is available upon request at the District Office.

Trustee Phil Matton asked Chairman Getz to go to # 16 on the Agenda.

#16. Guest extension request from Flora Lape.

Ms. Lape currently has four people living in the unit. Her brother has been registered as a guest for the maximum of 21 days. Due to health issues and his lack of work, Ms. Lape is requesting a guest extension.

*Motion made to grant a guest extension until February 1, 2017.*

*Motion made by Phil Matton, seconded by Rod Lindsay, motion passed.*

*#6.* Consideration of Approving Regular Board Meeting Minutes of September 26, 2016 and October 17, 2016.

 *Motion made by Russ Livermore, seconded by Marilyn Spall to approve*

 *Minutes of Board Meeting held September 26, 2016 with corrections.*

 *Motion passed.*

 *Motion made by Allison Kelly, seconded by Russ Livermore to approve*

 *Minutes of Board Meeting held October 17, 2016 with corrections.*

#7. Treasurer’s Report

Treasurer reviewed financial reports for months of September and October, 2016. Highlighting income, expense and fund in various accounts. District had a profit of $292,000 at the end of year September 30, 2016.

 *Motion made by Marilyn Spall, seconded by Allison Kelly to accept*

 *Treasurer’s Report as presented. Motion passed.*

#7A. Contractor’s Bill (item not listed on agenda)

Sometime in September the contractor presented the District with a bill for $32,464. The Board put the payment on hold and the contracted shut down work on outside restrooms. He presented me with the bill and because we needed him to restart working and due to Sunshine Law I could not immediately asks Trustees for approval to pay the $32,464. So, as Chairman approved payment to complete the job. We are holding $19,000 until the work is completed to our satisfaction. Now, I need a motion to approve this expenditure.

*Marilyn Spall made a motion to approve the payment of $32,464 to the contractor, Rod Lindsay seconded, motion passed.*

#8. Third pool table.

Resident Jim Ferris has a proposal from B & L Billards from Lakeland, FL to sell the District a used pool table at a price of $1,200, plus $500 to recover all three pool tables. In addition, the room needs window treatments and a light for the third pool table.

*Motion made by Marilyn Spall, seconded by Phil Matton to approve payment not to exceed $2,500 for one used pool table, recovering three pool tables, window treatments and light over third pool table. Motion passed.*

#9. Pump for cold repair/replace.

 Trustee Rod Lindsay has worked with service people to replace a broken pump with a

 rebuilt one owned by the District and it was working properly. Shortly thereafter the pump

 for the warm pool shut down. Equipment for pool system looks old. Chairman Getz asks

 Rod Lindsay to get someone to give us a complete summary of condition of entire system.

 What they think we can get away with and at what cost. Tabled until Rod gets further

 information.

#10. Discussion on who can contact the District Attorney.

Chairman Getz reported that attorney fees for one month were in excess of $5,000.

I would like a motion to the effect that questions for the attorney must go through the Chairman.

Trustee Cathi Brennan suggested that the District needs to be run like a business and not like a unit that has unlimited resources. If we were a business, you would not go directly to the attorney; you would go to your supervisor or owner.

Barbara Hoffman 1021 Little Court asked, have you advised the attorney not to take calls from everyone. Chairman responded, if this passes I will.

Bruce Crabb 442 Neighborly Court states that most of the fees are due to prior District Manager and any Trustee should have the right to contact the attorney.

Joanne Gaughan 241 Berry Court concerned that this would be a violation of Sunshine Laws if one Trustee talks to Chairman for something that goes to the attorney.

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Chairman Getz placed request on hold until he can speak to attorney regarding Sunshine Law.

#11. Discussion to allow non-HPPOA authorized activities.

During the summer there was a request to HPPOA to add a bible study activity to be held in Recreation Hall. Group needed to wait until October to receive an answer to the request. At the request of a member, the District Manager gave the group permission to hold their meetings in the Recreation Hall. Chairman Getz contacted the attorney for an opinion on the request. Under FL law there is no issue with the request. However, if allowed then the District could not turn down any group who requested to hold meetings, etc. in our Recreation Hall.

At request of Trustee Allison Kelly, residents in attendance were asked, how many people agree that we should not have outside activities in this hall. Residents indicated they are against outside activities to use District property without authorization and approved by HPPOA.

 *Allison then made the following motion:*

*Motion to not allow activities other than those supervised, authorized and*

 *Approved by HPPOA, Russ Livermore seconded, motion passed.*

#12. Gifts to Special District Officials and Special District’s Chief Administration Employee

 Policy for the following extracted from FL Statue

 SOLICITATION OR ACCEPTANCE OF GIFTS

 DOING BUSINESS WITH THE DISTRICT

 UNAUTHORIZED COMPENSATION

 *Motion to approve made by Russ Livermore, seconded by Cathi Brennon.*

 *Motion passed.*

#13. Required pool safety signs.

 Need four safety signs for pool area at a cost of $30 to $35 each.

 *Motion made by Russ Livermore, seconded by Allison Kelly to authorize*

 *maximum amount of $200 for required signs. Motion passed.*

#14. Trustees providing residents information from office

The practice of providing residents with unauthorized documents from the District Office must stop immediately. If Chairman knows of this happening again, that person will be asked to step down from position of Trustee.

#15. Dane Stenson – tree for front yard

Mr. Stenson was promised a tree to replace invasive bamboo and the tree he wants is not available in FL. Tabled for further discussion with Mr. Stenson.

#16. Reviewed and voted after #5 Announcements by Chairman.

#17. The Board Doctor.

Owner of company offered a proposal to review procedures, assist with meetings and assist with hiring a District Manager at a fee of $1,500 a month; $75.00 per hour. Discussion followed.

 *Rod Lindsay made motion to table the proposal, second by Phil Matton.*

 *Motion passed.*

#18. Discussion regarding employee Christmas.

Past years Trustees and HPPOA have held an employee luncheon. HPPOA has given monetary gift to custodians. Tabled until next meeting and after further discussion with HPPOA.

#19. Letters of resignation for Donna Matton and Molly Stone.

Donna Matton, ACC Chairperson has submitted her letter of resignation as of December 13, 2016. Donna has served as Chairperson for a period of five years and we thank her for her service.

Second letter was from Molly Stone as Secretary to the Board. This letter has been rescinded.

#20. Storage compound – limit one space per residence.

 Rules for compound have been in effect since 1983 when key was only maintained in the office. Currently, the District is not as strict and everyone who has a space in the compound also has a key available to them for purchase or use from the office. Recent review of compound chart compared to actual spaces revealed that five residents have more than one space. Chairman Getz requested cooperation from these five people to remove your second and in one case second and third vehicle from the compound. There is one slot per resident allowed. Tabled until meeting at end of month.

Chairman Getz: In trying to find what to do to replace the District Manager, Trustees have been in the office. We’ve had a resident volunteer to sit in as District Manager until we find a new one. I would like us to talk to this person tonight.

Bob Shearer 382 Holiday Park Boulevard has volunteered to help. He has submitted his resume and is asking for $1.00 per week for 5 hours per day or 25 hours per week. Bob verbally reviewed his resume for the Trustees and residents. He wants to help so that the Board will not be pressured to make a hasty decision.

Resident Sal asked if he would have the ability to hire and fire. Parameters will need to be set. Other three hours would need to covered by Trustees.

Chairman Getz: Bob will be reporting to the Trustees. Advance purchasing, hiring and firing would be required to go through the Board.

*Motion was made by Phil Matton, seconded by Russ Livermore to hire Bob Shearer at a fee of $1.00 per week. Motion passed.*

Public Comment:

Betty Reynolds 351 Holiday Park Boulevard thanked everyone who voted. There were total of 299 people who voted. Campaign sign was moved.

Joanne Gaughan 241 Berry Court asked that employees sign the policy pertaining to “Gifts” and that the signed document be included in their personnel file.

Phil Matton requested check in the amount $1,750 to purchase microphones and cords. Prior approval was made in April.

Motion to adjourn.