



**PORT MALABAR HOLIDAY PARK  
MOBILE HOME PARK RECREATION DISTRICT**

215 Holiday Park Blvd. NE  
Palm Bay, Florida 32907-2196  
Office: 321-724-2240

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**BOARD OF TRUSTEES**

**SPECIAL MEETING MINUTES**

July 30, 2018 – 7:00PM

Keith Rittscher  
Chairman

Bob Shortlidge  
1<sup>st</sup> Vice-Chairman

Ellouise Raffo  
2<sup>nd</sup> Vice-Chairman

Joanne Gaughan  
Secretary

Assistant Secretary

Kendra Bender  
Treasurer

Barbara Whitneck  
Assistant Treasurer

Helen Ferguson  
Trustee

Trustee

Sheree Morris  
District Manager

Ryan Poliakoff  
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.

\*Silence ALL cellphones during public meetings

**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 called to order by Keith Rittscher at 7:03pm
2. Invocation
3. Pledge of Allegiance
4. Roll Call Joanne Gaughan  
Present were Keith Rittscher, Chairman; Bob Shortlidge, 1st Vice-Chairman; Ellouise Raffo, 2nd Vice-Chairman; Joanne Gaughan, Secretary; Kendra Bender, Treasurer; Barbara Whitneck, Assistant Treasurer; Helen Ferguson, Trustee; Sheree Morris, District Manager.
5. Scheduling a Hearing and Enforcement of Violations for 206 Holiday Park Blvd.  
Sheree Morris stated that the Board is here to set a hearing for 206 Holiday Park Blvd. at which time, the owner will be sent notification of same. If owner does not show up, the Board can continue with their established fine system and levy an initial \$100 fine. Sheree suggested they give owner a week and a half to contact an attorney, as an option. Keith Rittscher clarified the dates that the hearing could take place. Sheree Morris said she wants to give the Board the opportunity to set a date. Bob Shortlidge read the Rules and Regulations for Holiday Park. Discussion took place on possible dates for the hearing.  
Action: Motion to set a hearing date for Joann Hall at 206 Holiday Park Blvd. for August 15, 2018 at 2pm made by Ellouise Raffo, Joanne Gaughan seconded.  
Trustee Comment  
Public Comment  
Call for vote; motion passed  
Kendra Bender asked if we could start fining the owner to enforce our Deed Restrictions now. Sheree Morris said we have to have the hearing first and allow her to present her case. Bob Shortlidge stated a committee can be appointed to hear this other than the Board. Sheree Morris said she feels it's best the Board take this on because they already have the background information. Becky Earnest, 205 Borel Ct said it needs to be posted beforehand. Bruce Crabb, 442 Neighborly Ct gave his opinion on the subject.
6. Letters of interest to be on the Board of Trustees  
Keith Rittscher Read Jack Emerich's letter of interest. Jack Emerich said he could not add much to his letter. Becky Earnest said Jack Emerich was on the committee to hire the District Manager and did an excellent job. Bob Shortlidge agreed. Joanne Gaughan commented on his well-written letter.  
Attachment: Letters of interest from Jack Emerich and Allison Kelly  
Action: Motion to accept Jack Emerich on the Board of Trustees made by Barbara Whitneck, Helen Ferguson seconded.  
Trustee Comment-none  
Public Comment-none  
Call for vote; motion passed



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**Keith Rittscher;** Read Allison Kelly's letter of interest. Made it clear it would not be official until she is sworn in. **Sal Cursi, 1107 Keystone;** said she misses a tremendous amount of meetings and would like to know how many she plans on attending. **Dick Francis, 182 Holiday Park Blvd** said he doesn't see the emergency in having the last 2 meetings. **Bruce Crabb, 442 Neighborly Ct** said Allison would be in violation of our By-Laws if she gets voted on the Board because she won't be back until October and will miss meetings. **Bob Shortlidge** said she has never really wanted to get off the Board and she felt like she made a difference. **Helen Ferguson** agreed. Becky Earnest stated Allison missed meetings for the HPPOA as well. **Keith Rittscher** doesn't feel she is on the Board until she is sworn in. **Bob Shortlidge** asked for clarification on what meetings can't be missed. **Joanne Gaughan** said a Trustee has to miss 3 consecutive Regular Meetings which Allison had previously done when serving as member of the Board of Trustees, and it is and was considered a malfeasance. Joanne Gaughan made a **motion** to hold the letter until Allison returns, no second. Helen Ferguson made a **motion** to accept Allison Kelly's letter of interest now, Ellouise Raffo seconded. **Bruce Crabb** said she missed 8 out of 10 meetings and feels she will continue to miss meetings. **Call for vote; motion** passed Jack Emerich was sworn in as a member of the Board of Trustees

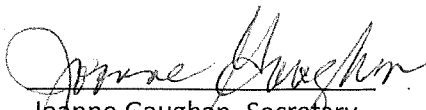
**7. Public Comment on the Special Meeting "Agenda" items only**

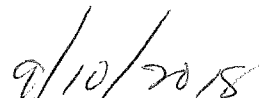
No comment

**8. Trustee Comments on the Special Meeting "Agenda" items only**

**Keith Rittscher** asked all members to check their mailboxes so they can be kept up to date. No Trustees had any other comments

**9. Adjournment;** Motion to adjourn made by Ellouise Raffo, Bob Shortlidge seconded. **Meeting adjourned at 7:36pm**

  
Joanne Gaughan- Secretary  
Board of Trustees

  
Date