



**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

May 13, 2019 – 7:00PM

Jack Emerich
Chairperson

Ellouise Raffo
1st Vice-Chairman

Assistant Secretary

Joanne Gaughan
Secretary

Barbara Whitneck
Assistant Treasurer

Keith Rittscher
Treasurer

Paul Diamond
Trustee

Gaston Pelletier
Trustee

Joe Prisco
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"



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

The May 13, 2019 Regular Meeting of the Port Malabar Holiday Park Mobile Home Park Recreation District was called to order by Chairman Jack Emerich at 7:00 p.m. Keith Rittscher led the Invocation and Pledge of Allegiance.

Roll Call: Present were Jack Emerich, Ellouise Raffo, Joanne Gaughan, Keith Rittscher, Barbara Whitneck, Joe Prisco, Gaston Pelletier and Paul Diamond. Also in attendance was District Manager, Sheree Morris.

Chairman's Announcements: The Board will be looking into the possibility of a new firm to conduct our annual audit in the hopes of better service. There will be an addition under New Business; pool hall furniture. Gossip and rumors will be ignored by the Chairman.

Treasurer's Report: We have a balance exceeding 1.6 million dollars and loan #1 will be paid in full the end of May 2019. Barbara Whitneck made a motion to accept the Treasurer's Report, second by Joanne Gaughan. Motion carried. Copy attached.

Meeting Dates: Keith Rittscher made a motion to reschedule the Workshop Meeting from May 27th to May 28th and to schedule a July 22nd and August 26th Workshop Meeting. Ellouise Raffo said no major item should be voted on during the summer meetings. Motion second by Barbara Whitneck. Motion carried.

Manager's Report: Completed projects were listed as well as proposed projects. Copy attached. Joanne Gaughan mentioned those residents who worked many hours in helping with several of those completed and proposed projects; Bob Shearer, Jean Beach, Bob Shortlidge, Rod Lindsay, Jim Gahan and Bruce Crabb. An update regarding 206 Holiday Park Blvd.; the owner has returned to her home and **NO ONE ELSE** is eligible to enter the Park, when given that address, unless they have a police escort.

Employee Health Insurance: Keith Rittscher gave an overview of the cost to pay 100% of employee's health insurance benefits, based of Health First Gold Plan. A motion to pay 100% of these benefits was made by Ellouise Raffo, second by Paul Diamond. Motion carried.

2019-2020 Budget: Ellouise Raffo suggested a line item for road and sidewalk repair be inserted and to not accelerate loan payments. Sal Cursi suggested we get advice from a Financial Planner. Jack Emerich suggested this might be a good idea to hear from someone during a summer meeting. Joe Prisco made a motion to approve the 2019-2020 budget, second by Barbara Whitneck. Motion carried.

Assistant Secretary: Joanne Gaughan made a motion to appoint Gaston Pelletier as Ass't Secretary, second by Keith Rittscher. Motion carried.



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

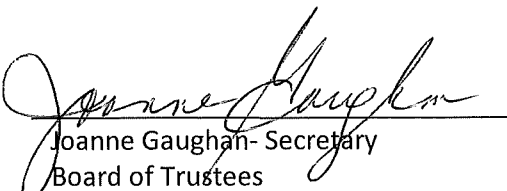
215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

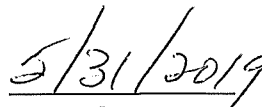
District Manager's Salary: Jack Emerich said the Manager received a favorable review from the Trustees and made a motion to increase her salary by \$3600; Joanne Gaughan was the only trustee to approve the motion to accept a \$3600 increase in salary for the District Manager; Jack Emerich did not vote in favor of this motion and the motion failed. Keith Rittscher made a motion to increase her salary by \$5000, second by Joe Prisco. Joe Prisco did add that he expects her to become more familiar with the Sunshine Laws, and Special District requirements. Judy Turcotte asked if there would only be an annual review/raise. Patti Peck said her whole package presently is approximately \$73,000, Valerie Schonter asked if there was a cap for her salary; Jamie Welch asked if she had retirement benefits. A vote was taken; motion carried with Joanne Gaughan voting nay.

New Business: Jamie Welch said she will suggest new spectator high stools and benches for the pool room to be paid for by residents requesting one with the District Office ordering them, 4 at a time. Total number required totaling \$8000.

A motion by Keith Rittscher was made to accept the purchase of new Holiday Park Blvd. signs and speed limit signs totaling \$1752.50; second by Barbara Whitneck. Motion carried. Keith Rittscher made a motion to approve the purchase of street name signs not to exceed \$2037; second by Joanne Gaughan. Motion carried.

A motion to adjourn the meeting at 8:58 pm was made by Keith Rittscher, second by Ellouise Raffo. Motion carried.


Joanne Gaughan- Secretary
Board of Trustees


Date