



**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

WORKSHOP MEETING MINUTES

May 28, 2019 – 7:00PM

Jack Emerich
Chairperson

Ellouise Raffo
1st Vice-Chairman

Trustee

Joanne Gaughan
Secretary

Barbara Whitneck
Assistant Treasurer

Keith Rittscher
Treasurer

Paul Diamond
Trustee

Gaston Pelletier
Assistant Secretary

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"



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Chairman, Jack Emerich, called the May 28, 2019 Workshop Meeting of the Port Malabar Holiday Park Mobile Home Park Recreation District to order at 7:00 p.m. He then proceeded to give the Invocation and led in the Pledge of Allegiance.

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

Chairman's Announcements: Jack Emerich reminded all that there is still one vacancy for a trustee on the Board. Submit a letter giving your background should you wish to join. Also, the term for Trustees holding seats 1, 3, 5, 7, and 9 will be up the end of the calendar year and may also be vacant. Packets to apply/renew may be obtained at the District Office or Election Board and must be submitted the week of August 26-30, 2019. He also asked for a motion to correct the minutes of April 8, 2019 to reflect the following: *"The Chairman introduced 2 new Trustee Applicants, Joe Prisco and Gaston Pelletier, for the vacant board positions"* after accepting 3 letters of resignation from 3 trustees. Barbara Whitneck made a motion to accept the correction/addition, second by Ellouise Raffo. Motion carried. The Chairman then announced he requested the District Manager to work one day per week, evenings, to check on Park conditions, alternating and not announcing what day/evening that would be.

Approval of Minutes of May 13, 2019: A motion to approve the minutes was made by Ellouise Raffo, second by Barbara Whitneck. Motion carried *with* the following correction, *changing the name from Joe Prisco to Sal Cursi* in recommending we consult with a financial planner, and correct the statement to read 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.

Manager's Report: Bocci courts, shuffleboard courts and the gazebo scheduled for September. Street signs have been ordered and the Manager is getting bids for podocarpus to be planted in the entranceway where others have died. Trustee books have been updated thanks to Bruce Crabb. Paul Diamond will be supervising the restriping of the parking lot. Patti Peck reminded that reflective paint should be used. It is anticipated that 206 Holiday Park will be sold, and we will attempt to hold them responsible for our attorney fees. Case goes before a judge June 25, 2019. Sheree Morris announced she must report for jury duty on June 24th and, when scheduled, will require surgery for a hip replacement. Full report attached.

Workshop Items: *No update regarding green space; paint has been selected for the Billiards room and purchase of chairs will be addressed in the fall; feral cats help keep away rodents and raccoons; suggestions welcomed regarding future agenda items. To be considered: Joe Prisco is researching the possibility of a new auditing company; reserve accounts set up for major projects; Gaston Pelletier has been asked to draft a new District Manager Job Description; hiring a new Attorney (after the finality of 206 Holiday Park Blvd.); employee reviews and merit*



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increases; requiring Manager's and Chairman's signature on all proposed increases. A proposal for flashing speed signs did not receive a motion so the idea died.

Public Comments: Henry Gardner said US flags posted on the entrance gate had fallen and been driven over; grounds crew riding over and breaking water meter covers. Bud Getz contacted Karl Bohne, the District's previous attorney, and read a letter from Mr. Bohne saying he would consider accepting the position of representing the District again, if his firm was appointed, and that fees have increased. He was attorney for the District from April 2006 until January 2018.

Trustee Comments: Joe Prisco said he too was in contact with Karl Bohne and feels we should consider hiring him back after the resolution of 206 Holiday Park Blvd. Joanne Gaughan mentioned Mr. Bohne is willing to attend meetings, when deemed necessary, wherein the present attorney stated he was too far away to even come to introduce himself when first hired. Barbara Whitneck thanked all for attending. There being no other comments Jack Emerich made a motion to adjourn, second by Joanne Gaughan. Meeting adjourned at 8:35 p.m.



Joanne Gaughan- Secretary
Board of Trustees



Date