



**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

August 26, 2019 – 7:00PM

Jack Emerich
Chairperson

Ellouise Raffo
1st Vice-Chairman

Michael Ham
Trustee

Joanne Gaughan
Secretary

Gaston Pelletier
Assistant Secretary

Keith Rittscher
Treasurer

Barbara Whitneck
Assistant Treasurer

Paul Diamond
Trustee

Joe Prisco
Trustee

Sheree Morris
District Manager

Karl Bohne
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 Port Malabar Holiday Park Mobile Home Park Recreation District Workshop meeting of August 26, 2019 to order at 7:05 p.m. The Pledge of Allegiance followed a moment of silence.

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

Chairman Announcements: Barbara Whitneck was asked to make an announcement regarding the impending hurricane season. She said those with “special needs” should immediately register, online or by phone, with Brevard County Emergency Management to learn where to go for shelter, in the event of evacuation. The Chairman announced this is the last week to register to be on the ballot if contemplating applying as a Trustee in December 2019. Also, there will be a Special Meeting on Wednesday, September 4, 2019 at 2 p.m. to discuss the possibility of outsourcing lawn maintenance in Holiday Park.

Minutes: Ellouise Raffo made a motion to accept the Minutes of the July 22, 2019 Workshop Meeting, second by Barbara Whitneck.

District Manager’s Report: Copy attached. A brief report was presented by Sheree Morris with a more detailed one to be presented at the next Regular Meeting. The front and rear fountains are currently not working. An estimate by Lake Doctor to repair the rear fountain and to replace parts for the front were presented. Ms. Morris would like to get additional quotes. She announced that the grounds crew is aware that the District is looking into the possibility of outsourcing lawn services. There will be 3 lawn service companies presenting their quotations at the Special Meeting. Trustees should be prepared with their questions. Resident Becky Earnest asked that a packet be available to residents for review. By outsourcing, we may expect a considerable savings.

Old Business: Revision of Owner and Non-Owner Applications was given to the Trustees for their review and will be voted upon at the next Regular Meeting. Joanne Gaughan said Attorney, Karl Bohne, sent a 2-page letter explaining why we needed to make necessary revisions. A copy of that notice will be posted and is attached.

New Business: There was none.

Public Comments: Resident Becky Earnest asked if ATT will be asked to make a presentation to Holiday Park. Joe Prisco said they would not be ready for 18 months. Joanne Gaughan asked that a Spectrum representative be asked to attend our Workshop meeting and review our current contract.

Trustee Comments: Michael Ham said Trustees should be informed if there is a resident with a “questionable” background. Ellouise Raffo had no comment. Keith Rittscher reconfirmed that

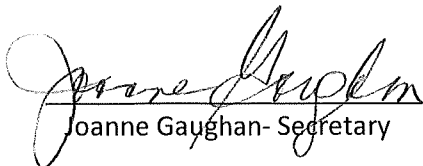


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the quote from Lake Doctor would be discussed at the next meeting. Joanne Gaughan read an e-mail received from our previous attorney, copy attached. Gaston Pelletier had no comment and Joe Prisco said he works on projects to benefit the Park. Barbara Whitneck thanked everyone for attending.

Keith Rittscher made a motion to adjourn, second by Joanne Gaughan and the meeting ended at 8:00 p.m.



Joanne Gaughan- Secretary



Date