



**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

October 14, 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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The October 14, 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. After a moment of silence there followed recital of the Pledge of Allegiance.

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

Chairman Comments: Jack Emerich asked Sheree Morris to introduce the new employee, Lou Carlucci, to the residents. She gave an overview of his many qualifications to work in our Maintenance Department and wished Chauneey Gant, whom he will be replacing, well in his new endeavors. Chauneey will still be employed for a period of time. Sheree said she will be reviewing the hours for maintenance personnel compared to the hours the recreation hall is opened. She also would like to have on the workshop agenda discussion regarding keeping open the recreation hall on New Years Day and Easter Sunday.

Minutes: Keith Rittscher made a motion to accept the final draft of the September 23, 2019 Workshop Meeting, second by Ellouise Raffo. Motion carried.

Treasurers Report: We are within our budget and financial sound. See copy attached. Joanne Gaughan made a motion to approve the Treasurers Report, second by Barbara Whitneck, motion carried. Joanne Gaughan made a motion to discuss at the Workshop Meeting line items to be included when preparing the 2020-2021 budget as well as the possibility of paying off our two existing loans for various capital improvements. The motion was second by Ellouise Raffo. Motion carried.

District Manager's Report: Front and rear pond fountains have been repaired. Landscaping in front of recreation hall completed and gazebo to be delivered October 15th. Full report is attached. November 7th there is a meeting at Palm Bay City Hall where they will discuss how much money to allocate to removing any or all of the 8 homes they own in Holiday Park. Terry Steimer thanked Sheree for her efforts in reporting the raccoon problem.

Old Business: Ellouise Raffo will act as liaison to HPPOA, Michael Ham liaison to ACC, Joe Prisco liaison to U.S. Lawns, Joanne Gaughan to receive and follow up to resident complaints/suggestions (with the exception of those pertaining to U.S. Lawns which will be turned over to Joe Prisco) and Gaston Pelletier will review our Deed Restrictions.

New Business: Discussion took place regarding our existing fine system and if it is in compliance with our Deed Restrictions. Joanne Gaughan made a suggestion to table further discussion and review all at the Workshop Meeting of October 28, 2019.

Public Comment: Ginny Getz said Keystone Lane had only been mowed once. Sheree Morris said she only today received a mowing schedule from U.S. Lawns and would be better able to track their activities. Joe Prisco will look into the matter. Becky Earnest commented that



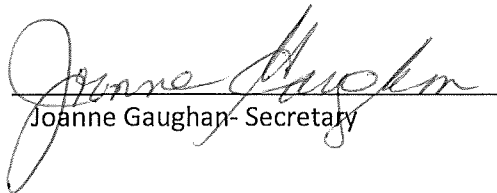
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Trustees should not use the Holiday Park facebook page to post comments such as providing activities that would violate our Rules and Regulations. It is disconcerting and disrespectful.

Trustee Comments: Michael Ham had no comments. Ellouise Raffo suggested the Holiday Park facebook page should not be used to go after other residents in the Park. Should you have a problem, call the person and take care of it privately. Keith Rittscher also expressed concern regarding our facebook page. Joanne Gaughan stated that, with all the harm and tragedy both domestic and foreign, counting your blades of grass should be the last thing on your mind. Jack Emerich wished everyone a Happy Columbus Day. Gaston Pelletier and Joe Prisco had no comment. Barbara Whitneck had information and phone numbers regarding hurricane preparedness for 2020.

Joanne Gaughan made a motion to adjourn the meeting at 8:34 p.m., second by Ellouise Raffo. Motion carried.


Joanne Gaughan- Secretary


Date

****Reports referenced in Minutes may be accessed under "Manager Reports" and "Revenue and Financials" on our website "holidayparkfl.com" per Administrative Assistant.*