



**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
February 22, 2021 – 1:30PM**

Jack Emerich
Chairman

Carol Sommers
1st Vice-Chairman

James Zellner
2nd Vice-Chairman

Sheryl Moore
Secretary

Assistant Secretary

Keith Rittscher
Treasurer

Beverly Elias
Assistant Treasurer

Paul Goblick
Trustee

Terry Steimer
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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Meeting Called to Order at 1:31 PM

Invocation

Pledge of Allegiance

Roll Call

Present: Jack Emerich, Carol Sommers, Sheryl Moore, Keith Rittscher, Paul Goblick, James Zellner, Beverly Elias, Terry Steimer. District Manager Sheree Morris also in attendance.

Chairman Announcements

Thanks to Dianne Bell for the positive information shared with the residents.

Clean Sweep – how is it going? Neighbors helping neighbors. Jack to contact a few people who previously helped around the park.

We have a vacancy on the Trustee Board. Submit letter of interest to the office.

Adding 9F – ACC Applications. No applicants yet.

Approval of Minutes

Action

Motion: To approve the minutes of February 2, 2021.

Made by Keith Rittscher

Seconded by Terry Steimer

Call for Vote

Yes – 8

No – 0

Motion Passed

Action

Motion: Minutes of the February 8, 2021 meeting.

Trustee Discussion: They have not been completed or posted.

Call for Vote: Tabled

Treasurer's Report

Action

Motion: To approve the Treasurer's report submitted for January 2021.

Made by Paul Goblick

Seconded by Sheryl Moore

Call for Vote

Yes – 8

No – 0



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Motion Passed

Treasurer Keith Rittscher discussed doing projects; sidewalks and identifying reserves.

Action

Motion: To allocate up to \$300,000 (three hundred thousand dollars) to request bids for sidewalks throughout the Park. RFP to include ADA requirements.

Made by Carol Sommers

Seconded by Bev Elias

Comments

Comments followed regarding previous road project problems. Black to become sidewalks? Concrete sidewalks look better. Weight loads need to be a requirement. Need an Engineer/Architect to work with us.

District Manager Report

See Report dated February 19, 2021

Was determined that Mr. Glasser is not in compliance with the agreement with the Board made on February 2, 2021 hearing.

Workshop Items

a.) Renters – approximately 25% of our homes are rented.

Public Comment

2nd person listed as a renter with an owner if they are not on the deed. Should not be listed as such. Needs to be updated for more accuracy. LLC's are buying homes. Again, mentioned to require not allowing to be rented for 3 years. Deed Restrictions should be changed. Tax Certificates and auctions discussed on how the Park could get homes. Jack Emerich suggested a separate seminar to explain how that would work. Terry Steimer suggested the March Agenda include LLC and Deed Restriction meeting.

Action

Motion: To have a special meeting on Tuesday, March 2, 2021 at 10:00 AM with the only agenda item to be a discussion of the Deed Restrictions.

Made by Sheryl Moore

Seconded by Carol Sommers

Call for Vote

Yes – 8

No – 0

Motion Passed



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b.) Caregiver Form – being worked on.

c.) Seller Checklist/Application - Sherry to meet with Stacey.

d.) Gatehouse Presentation – Committee of Bob Shearer, Terry Steimer, Bob Adey. Bev Elias was on but removed herself with Terry became a trustee. Bob Shearer gave a PowerPoint presentation with 5 options. Each Option is progressively more money.

#1 – Do nothing.

#2 – Repair fence corners/wall areas where someone can squeeze through. Add a swing gate to the pedestrian walkway.

#3 – Convert pedestrian walk to a 3rd car lane. Resident entrance, visitor entrance, exit lane. Pedestrian walk would be redirected across the road and go behind the gatehouse.

#4 – No gatekeepers. Have automated arms/gates. Hire security monitoring company.

Beautify the entrance from CVS wall to the gate.

#5 – Add a gate at Americana. Residents only. Automated – no gatekeepers. No deliveries at that gate, except new mobile homes into the park

e.) About Us Book – in process. If Trustees have input, get it in to Stacey right away.

*f.) ACC – nothing to discuss, no applicants.

Public Comments

December 28, 2020 minutes were never approved.

HPPOA to be on the March 22, 2021 agenda.

Resident looking for reimbursement of the repairs he had to make to the skirting of his home. Sheree stated a grand total list of who and how much for repair reimbursement has been submitted to US Lawns. Sheree will bring info to the Board at the next Workshop meeting to have them decide how to proceed. This will give US Lawns time to respond.

Color Chart – not being followed; what to do about those who did not follow. Trustees set the color chart, not ACC.

Memorial Bricks to be sold until March 5, 2021. Benches can be ordered also.

Signs at the exit for reminders to those leaving for the summer need to go up soon.

Caregiver form does not need to be notarized. Physician's license number and signature is required.

Where were/are violation letters mailed? They will be sent to alternate addresses when people are away.



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Audio on the website is not good. Sheree asked for the Board needs to consider if we are continuing with Zoom. If we are, Sheree will check into that to see if it is our system or website. Need to get someone in here to make it work with Zoom.

New owner did not know of the About Us Book; house had violations, so can't get a sticker. Owner/Realtor/Buyer are all responsible to know the rules. Sheree says some of our Realtors are repeat offenders and perhaps should be given notice that they will not be allowed to sell in here.

Driveways should be added to the violation list. Email blast suggestion.

Trustee Remarks or Announcements

Terry Steimer informed owners who are putting in a work application to the ACC must appear at the ACC meeting to address the application with the ACC Board. Pool lift for ADA compliance.

Public made more comments: Why can't aquafit have their sessions? It was suspended months ago and perhaps the Board needs to revisit that decision.

Discussion: Perhaps can be done with limited numbers. Perhaps two (2) classes if it is necessary to reduce numbers in each class. 9:30 start time would give staff time to make sure chemicals are adjusted properly. Website info related to this topic last updated November 2020. Perhaps need updating. All the information listed on the website is accurate at this time.

Adjournment

Motion made by Carol Sommers, seconded by Paul Goblick. Meeting adjourned at 3:41 PM.

Sheryl R Moore
Sheryl Moore, Secretary

3/12/2021
Date