



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

February 8, 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 1:32 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

Officer Michael Sielicki is here. Addressed residents regarding the raucous meeting. He had a meeting with Annette. Cooperation is expected.

Operation Clean Sweep: Know what our documents say. Check your own place first. Neighbors helping neighbors. If necessary, reporting form is available online or from the office. This will run from now until March 31, 2021.

Resignation letter from Cynthia Bodoh was read and accepted.

New Item prior to Old Business: Election of Treasurer.

New Business will add Item 10d: ACC letters of interest.

Approval of Minutes

Action

Motion: To approve minutes for January 19, 2021.

Made by Carol Sommers

Seconded by James Zellner

Call to Vote

Yes – 7

No – 0

Motion Passed

Action

Motion: To approve minutes for January 25, 2021 (with correction to add the word “approve” to the December 14, 2020 minutes approval statement.).

Made by Carol Sommers

Seconded by James Zellner



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Call to Vote

Yes – 7

No – 0

Motion Passed

Election of Treasurer

Terry Steimer nominated Keith Rittscher. Discussion.

Yes – 8

No – 0.

Old Business

Mulch – Flawless can provide mulch and apply at a lower cost than was approved previously.

Palm Bay Homes – There will be a Zoom meeting with the City on February 9, 2021. This meeting will include District Manager, Sheree Morris, Trustee Terry Steimer, our Attorney Karl Bohne and representatives from the City of Palm Bay including their attorney also.

Glasser Violation – Add the wording of “bi-weekly” to the Attorney’s order of compliance to be submitted to courts.

Maintenance Projects – Wiring has been cleaned up in Clubhouse, Painting the bocce area, bocce plans have been received, pool area is ongoing project, mulch, walker safety at entrance.

Bee tree/Alpine - The bee tree has been removed; stumps are ground down at the rear pond; Alpine total is \$13,582 at this point plus the \$1050 to remove the bee tree.

Corrections to the About Us Book – Ongoing. Please edit and return your changes/questions to Stacey at the office.

Renovation of refreshment area at entrance of Recreation Hall. Looking for residents’ ideas too!

Resident home inspections/violations - Sheree and Stacey have started up again. There is a resident committee to help with 30-day follow up.

Approximately 2:15 PM Keith Rittscher left the meeting for an appointment.

New Business

New gate attendants - One is gone already. New hire for weekend shift 2pm-10pm is Monroe (Bud) Cornett. Continuing to hire.



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Administrative Assistant: Stacey Pollock – Probation ends February 10, 2021. Salary? Permanent employee as of February 15, 2021.

Motion made by Sheryl Moore, Seconded by Terry Steimer to have a salary discussion.

Amended Motion made by Sheryl Moore, seconded by Paul Goblick to permanently hire Stacey Pollock at a salary of \$18.00/hour effective February 15, 2021. Yes – 6, No – 1.

Clerical Assistant: Kathleen Richardson – Kathleen will be retiring as of end of day February 19, 2021. She will be greatly missed by all of us.

ACC Application Letters. Have one letter of interest from Thomas Clark. Mr. Clark will meet with the current ACC members on Tuesday, February 16, 2021 at 9:30 AM in the Library. Trustee Terry Steimer will join the ACC as a non-voting member. Current Members: Steve Ambrose, Howard Wiggle, Harry Turcotte.

Approximate times:

3:00 PM – Keith Rittscher rejoined the meeting in person.

3:10 PM – Paul Goblick had to leave for an appointment.

Public Comments

Positive comment regarding Flawless.

Letter/comments to the Board made by Mark Bodoh. (A copy was requested for the minutes file, but the copy was not provided).

Clean Sweep through March; check your place and your neighbors’.

Decline in park: why? Too many renters, # of residents disregarding our rules, no fines being imposed. Broken roads, sidewalks. Damage by previous lawn crew; residents cannot sue, Board had the contract with them; the District needs to get damages fixed and paid for.

Speed bumps/speeders/Police options. Cruiser: \$5/hr. Police: \$30/hr for 3 hours minimum.

Suggestion to have a consultant from Tallahassee to inform the Board of their governmental responsibilities and the responsibilities of our District Manager.

Was the resignation letter submitted by Cynthia Bodoh slanderous to Sheree Morris and the Board of Trustees?

Caregiver letter needs to be redesigned.

Speed bump complaint. Clean Sweep - getting out the information on 732, FB, newsletter, flyer.

How about an ICE email list to residents? (In Case of Emergency).



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Owner requirement – owner must occupy for a minimum of 3 years prior to becoming a rental property.

When proposals are over \$5000, Board should sit on it and vote at next meeting.

Clarification explained about Board members not being able to share information/comments/views.

Perhaps we should open activities again – Bingo was mentioned. Asked for a gym/exercise equipment. Don Washington has information? Outdoor stations.

Speed bumps are not the problem, speeders are.

Our ACC needs a fine system to be effective. Fine system – use our lawyer. Once a few have been fined, others will learn, and problems might be solved.

Sidewalks need to be done now. Terry Steimer commented regarding sidewalks. Previous quote of \$230,000. Looking for grants. Can Keith give a money update on how much we have available at our next meeting?

The audio on Zoom is awful. Why waste time doing it? It was decided at a previous meeting to continue Zoom.

Trustee Remarks or Announcements

Action

Motion: To get a professional sound technician to come in to check our facility equipment and Zoom applications, not to exceed \$500.

Made by Carol Sommers

Seconded by Sheryl Moore

Public Comment

Trustee Comment

Discussion followed

Call to Vote

Yes – 1

No – 7

Motion did not Pass

Officer Sielicki offered information regarding TrafficLogix, which has been recommended for use in other HOA communities. A speed information sign with a camera.

Acoustics in this room; has been investigated in the past. To research that info on file in the office to see what we might be able to do to improve the sound.

Deed Restrictions – Pets section. How to report, enforce. How can the Board handle the problems? Removal of animals? What do the residents want from the Board?



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District Manager commented that she had information on several topics mentioned but did not share because she felt she did not have the freedom to speak and was not supported entirely by the Board to do so. She has been reprimanded when she speaks and also when she doesn't. Says she has been disrespected by comments made in the past regarding her informational comments in past meetings.

Has been told not to speak at these meetings. She wants to do her job. Wants guidance from the Board to expectations of her. Sheryl Moore made comment that Sheree has total freedom to speak and she feels Sheree is an integral part of the information discussed at these meetings and should always be heard. Jack Emerich made comment that when the Board wants Sheree's input, we invite her in. Sheree wants to feel she is not overstepping her bounds when she speaks. Keith expects direction and responsibility from our District Manager. She is just as much a member of this Board as the rest of us.

Adjournment

Motion made by Carol Sommers, seconded by Keith Rittscher. Meeting adjourned at 4:22 PM.

Yes – 7

No – 0.

Sheryl R Moore
Sheryl Moore, Secretary

3/12/2021
Date