



**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

July 26, 2021 – 7:00 PM

Jack Emerich
Chairman

Carol Sommers
1st Vice-Chairman

James Zellner
2nd Vice-Chairman

Sheryl Moore
Secretary

Karen Allen
Trustee

Keith Rittscher
Treasurer

Trustee

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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1. Meeting Call to Order at 7:02 PM
2. Invocation
3. Pledge of Allegiance
4. Roll Call

Present: Jack Emerich, Carol Sommers, Keith Rittscher, Terry Steimer, James Zellner,
Karen Allen, Paul Goblick, Sheree Morris
Absent: Sheryl Moore

5. Chairman Announcements

There are 5 positions open for election this year – Seats 1,3, 5, 7 and 9. Election packets are available at the office. You can get the packets between August 9 – 23; must be completed and returned to the Board of Elections between August 23-27, 2021

Rental properties: there was a question if rental properties could be turned into a B&B – No, our Deed Restrictions prohibit this.

6. Approval of the Meeting Minutes for 6/14/2021 – has already been approved. Keith moved to accept the minutes of 7/6/21 as presented with the removal of the statement to “keep the meetings short”. 2nd by Carol Sommers.

Made by Keith Rittscher
Trustee Comment None
Public Comment None
Call for vote Yes - 6 No - 1

7. Treasurer’s Report: Budget on track as planned for the year. Karen moved to accept the report as presented; 2nd by Paul Goblick

Made by Keith Rittscher
Call for vote Yes - 7 No - 0

8. District Manager’s Report:

Sheree Morris made her report to the Board

9. ACC Rules: Bruce Crabb presented the updated ACC Rules and Regs Report. Carol moved to accept the changes as presented. The word “colors” replaced. 2nd by Paul Goblick

Call for vote Yes -7 No -0



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10. A) Terry Steimer gave his update on the sidewalk project. Things are moving along as planned. Maybe taking a little longer due to the removal of the exterior dirt/fill. May be a bit of inconvenience for some residents but remember this is only temporary.

B) Lobby refreshment area: Sheree and Bill Linhares will be working together on this project to draw up plans/design and cost estimate to present for approval.

11. Public Comments

There needs to be a meeting/seminar setup with all realtors who want to sell homes within the park. It is important that they all learn what can and cannot be done within the park.

Speeding issues are still a big problem within the park. It was noted that no matter what we do, nothing will change until you, the residents slow down.

Where are we at on the deep cleaning of the kitchen? We need to move forward and get this done as soon as possible. The cleaning needs to be done professionally.

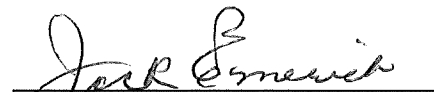
It was suggested that the HPPOA and ACC Board always have a representative at the Workshop meetings, to give updates to the Board. This should always be placed on the agenda.

What is the status on the yellow house on Holiday Park Blvd and the City owned homes?

437 HPB going in front of the judge next month as per Sheree

465 HPB has met all the requirements and all permits have been received. Now it is up to the owner to complete the work

12. Meeting adjourned at 8:40 PM



Jack Emerich, Chairman

8-27-21
Date