



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 (unapproved)

September 13, 2021 – 7:00 PM

Jack Emerich
Chairman

Carol Sommers
1st Vice-Chairman

Trustee

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"



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

1. Meeting Call to Order at 7:00 PM
2. Invocation
3. Pledge of Allegiance
4. Roll Call

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

5. Chairman Announcements

- A) Letter from HPPOA President, Moira Washington was read asking the Board for their guidance on opening the clubhouse for full use and getting back to their normal scheduled activities.
- B) The district will be holding an actual election this year. There are several candidates running. Polling site will be at the Eastern Florida College in Palm Bay. Please get out and vote.
- C) Two old homes have been demolished as of this date with a third home to come down this week.

6. Approval of the Workshop Meeting Minutes for 8/23/21. Carol Sommers moved to accept the minutes as presented. 2nd by Keith Rittscher.

Trustee Comment	None
Public Comment	None
Call for Vote Yes - 6	No -0

7. Treasurer's Report: No report given tonight*ONLY at the Workshop Meetings.

8. Old Business:

- A) Sidewalk update: Terry Steimer reported the progress of the work is going great! The completed pave phase is up to Keystone; the cutting has been completed all the way up on Center Lane; next will be on the back half of Holiday Park Blvd. Terry has the quote from the contractor to add a section of sidewalk from the main gate entrance up to the corner of HPB, adding sidewalk at the Clubhouse around Center Lane and widening the walkway by 2ft at the back pond with a turnaround area. The quote is for \$22,375.00.

The quote was tabled based on request for additional information about adding handicap ramps to the new sidewalks. This will be discussed at the next meeting.



PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

9. New Business:

- A. **Deed Restrictions:** These updates have been discussed at several meetings. This has been going on for at least 6 months if not longer. It has been a very long, complicated project and will continue to be a long project until completed.

Discussion on the updates ensued with a decision to make a minor change to Section 3 – Recreation District Assessment - part B* to add the wording* Basic Cable Services or Internet Connection.

Keith Rittscher moved to pass the DOR's on to the next phase of approval with the noted words added. 2nd by Carol Sommers.

Trustee Comment	None
Public Comment	None
Call for Vote Yes - 6	No -0

B. By-laws Addendum: Article 1

In order to run to be a member of the Board of Trustees with the Port Malabar Holiday Park, you must be a resident of the State of Florida.

A Board of Trustee member of Port Malabar Holiday Park may not be held by any two (2) persons of the same household or related in any way. After much discussion, this topic was tabled until we get clarification on the State laws.

- C. **Gator Repair:** Keith Rittscher moved to spend up to \$1500 to repair the gator. If the cost will exceed the \$1500, the repairs need to be revisited at another meeting. 2nd by Paul Goblick.

Trustee Comment	None
Public Comment	None
Call for Vote Yes - 6	No -0

D. Opening of Clubhouse to HPPOA Activities:

Carol Sommers moved to allow HPPOA to move forward with the cleaning of the kitchen and to get back on track with all HPPOA functions. 2nd by Keith Rittscher

Trustee Comment	None
Public Comment	None
Call for Vote Yes - 6	No -0



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

10. District Managers Report: On file with District Office

- A. Electrical work for new gate signs. Carol Sommers moved to accept the bid from Eau Gallie Electric for \$5,862.00 to complete the electrical requirements for the new sign. 2nd by Keith Rittscher**

Trustee Comment	None
Public Comment	None
Call for Vote Yes - 6	No -0

Sheree added that the house at 437 Holiday Park Blvd. was issued full foreclosure documents. They were given 15 days to pay the debt of over \$3,000.00 to the water company. If not done, then the Sheriff can come in and change the locks on the doors and force the residents out.

Carol Sommers moved to adjourn meeting at 9:45 PM.

Jack Emerich, Chairman

Date