



**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 (APPROVED)

October 11, 2021 – 7:00 PM

Jack Emerich
Chairman

Carol Sommers
1st Vice-Chairman

Richard Brooks
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”



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

Present: Jack Emerich, Carol Sommers, Sheryl Moore, Keith Rittscher, Paul Goblick, Karen Allen, Terry Steimer
Sheree Morris, District Manager, was also in attendance.

5. **Chairman Announcements**

Officer Brown is here.

Letter from Richard "Rick" Brooks for Trustee Seat #2 was read. Opportunity to ask questions.

Motion made by Carol Sommers, seconded by Karen Allen to approve Mr. Brooks as a Trustee.

Trustee Comment	None
Public Comment	None
Call for Vote:	Yes - 7 No - 0

Mr. Brooks took the Oath of Office for Seat #2 and joined the Board at the Trustee table.

HPPOA announcements

The first monthly breakfast will be Saturday, November 6, 2021. Tickets will go on sale tomorrow during HPPOA office hours Tuesdays and Thursdays.

ACC Board Report

Violation letters have been sent. Please direct questions to Ron Foote or Bill Linhares as it states in the letter.



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6. Approval of Minutes

Motion made by Keith Rittscher, seconded by Paul Goblick to approve the Minutes for September 27, 2021.

Trustee Comment None
Public Comment None
Call for Vote: Yes - 8 No – 0

7. District Manager's Report

Motion made by Carol Sommers, seconded by Kay Allen to accept the District Manager's Report

Trustee Comment None
Public Comment None
Call for Vote: Yes - 8 No – 0

Motion made by Sheryl Moore, seconded by Terry Steimer to have the Board set up Capital Reserve Accounts for Pool, Roads, Roof, and Sidewalks. After discussion, an amended motion was made to set up Capital Reserve Accounts without identifying specifics just yet.

Trustee Comment None
Public Comment None
Call for Vote: Yes - 8 No – 0

8. Old Business

Bocce Courts – They are not quite complete. The invoice has not been paid in full.

9. **Deed Restrictions** – Received our attorney's response. Special Meeting to be scheduled for review and explanation. Set for Wednesday, October 20, 2021, 6:30 PM.

10. **Sidewalk Update** – The end is near. Should be completed within the next two weeks. Wednesday, October 13, 2021, at 12:00 noon, there will be a meet and greet the contractors with ribbon cutting at the gazebo.

11. New Business

Meet the Candidates: Thursday, October 21, 2021, 6:00 PM

Questions for all candidates can be submitted to Becky Earnest.
The Holiday Park Living page has interviews of candidates from years past – a bit of history.



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12. Future Projects

13. Pools, Roads, Roof, Clubhouse Revamp
14. Cleaning of Culverts; Flawless to do in November, Compound Storage to Blossom Ln
15. Concrete vs. earth drainage ditches, why the difference?
16. Drainage Engineer needed? Trailer gate at front of park has issues according to City of Palm Bay (with Terry Steimer)
17. Uneven ponds at back of clubhouse
18. Kitchen to be upgraded
19. Ditch Witch contractor
20. Pickleball Court
21. Dog Park
22. Acoustics in Rec Hall
23. Sprinkler System in Rec Hall
24. Lights on Fountains in Ponds
25. Pool – Chair Lift
26. Grill for a cookout
27. Chairs for folks at pool
28. Design Engineer to plan for the recreation area behind clubhouse
29. Solar and/or Geothermal system for the clubhouse and pool
30. Hurricane proof the clubhouse
31. AC replacement in the clubhouse
32. Electrical panel upgrades

33. Public Comments

Office to call candidates prior to the meet and greet

Some concrete was not replaced. Was that covered in the original contract, or will we get a refund? (Contract was written in that way to skip certain newer areas)

Fitness Center (Future Projects)

Violation letters need to be specific about the violation

Need Deed Restrictions printed to be reviewed. (They will be mailed with the ballot)

Have an industrial street sweeper come in to clean up after the sidewalks are complete

Did not realize there were openings on the Board

34. About Us Book can be picked up at the office. Documents are also on the Park Webpage



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Trustee Remarks or Announcements

Adjournment

Motion made by Carol Sommers, seconded by Paul Goblick to adjourn.
Meeting was adjourned at 9:02 PM.

Jack Emerich
Jack Emerich, Chairman

10-27-21
Date