



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 (APPROVED)

November 22, 2021 – 7:00 PM

Jack Emerich
Chairman

Carol Sommers
1st Vice-Chairman

Richard Brooks
Trustee

Sheryl Moore
Secretary

Karen Allen
Trustee

Keith Rittscher
Treasurer

Gary Vincent
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 7:01 PM
2. Invocation
3. Pledge of Allegiance
4. Roll Call

Present: Jack Emerich, Carol Sommers, Keith Rittscher, Paul Goblick, Terry Steimer, Gary Vincent, Richard Brooks, Karen Allen, absent: Sheryl Moore
Sheree Morris was also in attendance

5. Chairman Announcements

- a) Application letters from David Curtis and Michael Johnson for the open seats as alternates on the ACC Board.

Carol Sommers moved to accept David Curtis to the ACC Board. 2nd by Keith Rittscher.

Trustee Comment	None
Public Comment	None
Vote: Yes - 8	No - 0

Chairman, Jack Emerich swore in Mr. Curtis for the ACC Board position.

- b) Chairman, Jack announced that he had asked Gary Vincent to act as the Board liaison with the ACC Board.

6. Approval of Minutes

November 8, 2021, Regular Meeting.

Carol Sommers moved to accept the minutes as written, 2nd by Keith Rittscher
Comments brought forth a few corrections to the minutes:

- a) District Managers Report – “Garbage in back pond. Do not feed the animals. This can mess with the new aeration system. Add: The DM named the person responsible for the garbage as Kathy Sentner.

Addendum regarding staff being harassed. Wayne Adams has allegedly been harassing a worker, and called him names. As such, there was chaos from the audience and Wayne Adams was asked to leave the meeting because of his conduct.

Vote was taken on the corrected minutes:

Trustee Comment	None
Public Comment	None
Vote: Yes - 8	No - 0



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7. Treasurer's Report:

Karen Allen moved to accept the report as presented, 2nd by Paul Goblick

Trustee Comment	None
Public Comment	None
Vote: Yes - 8	No - 0

8. District Manager's Report

Will be filed in the office

9. Workshop Items

- a. Street Sweeper - Per Terry Steimer, the contract was cancelled, and this topic will be revisited in the Spring.
- b. Street Striping: Terry reported on the breakdown of what it cost the park to do the streets this year and what it might cost for us to do them again this coming year. He also provided one estimate from a striping company. This item was tabled pending additional information and multiple bids.
- c. Ballot Procedures: Chairman Jack Emerich announced that the ballots will be counted on December 14. It was noted that the ballot box should be removed from the lobby location by 4:30 p.m. on December 7th.

Carol Sommers noted that we needed to hire our independent observer and asked if it should be someone from the Board of Elections.

Bob Shortlidge – vote in its current format is illegal. He read the Florida statute regarding balloting and using a “secrecy Envelope” to hold your ballot. With the name and address on the small “secrecy envelope” the secrecy becomes null and void.

This item was tabled until verification of legality of the balloting procedures could be obtained from the Board of Elections.

- d. Proposed cancellation of the 12/27/21 Workshop Meeting: Carol Sommers moved to keep the meeting as scheduled, 2nd by Keith Rittscher. After such discussion it was decided to table this item until our 12/13/21 meeting based on what we discover about our balloting issues.

10. ACC Board Report

Ron Foote gave his report noting they are working on the final inspections for the violations. If you have questions, please come to the next meeting, and address your concerns.



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11. Public Comments

The Town Hall Meeting group provided the Board with a list of the top items of concern from the residents with the proposed Deed Restriction changes.

At our last meeting, a question was raised that Karen Allen had stated she was told what seat to run for during our recent election. It was asked for the records – who told her what seat to run for? She replied that “no single person told her what seat to run for, but several people.”

Also, at our last meeting, when the topic of the two (2) checks written to the Board of Elections came up Keith Rittscher as Treasurer did not comment on why he did not catch this error since he has been the Treasurer for several years. Keith responded with “he didn’t think much about it, because we write checks to the Board of Elections for other topics all the time”. He also stated that he would work harder to ensure to watch closer to what he signs.

It was asked that approximately 1-2 months ago we had approved to spend \$1500 to repair the gator, however nothing has been reported as to the status of those repairs. Per Sheree Morris the company that has the gator has not completed the repairs as of this date.

12. Trustee Comments

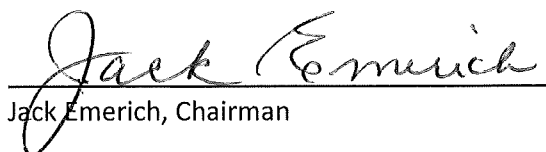
Gary Vincent stated that at the last meeting something he said could have been taken as if I had broken the Sunshine laws, when he used the word, WE in a statement. He did not discuss the topic at hand with any other Board member when he used the word “WE” he was referring to his wife.

Carol Sommers reminded everyone of the Thanksgiving Dinner, Tuesday night at 5:30 p.m. Come out for a great meal followed by karaoke at 7:00 p.m.

13. Adjournment

Terry Steimer moved to adjourn, 2nd by Paul Goblick.

Meeting adjourned at 8:40 pm.



Jack Emerich, Chairman

12-17-21
Date