



**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)

February 28, 2022 – 7:00 PM

Richard Brooks
Chairman

Karen Allen
1st Vice-Chairperson

Gary Vincent
2nd Vice-Chairperson

Carol Sommers
Secretary

Trustee

Keith Rittscher
Treasurer

Mark Bodoh
Assistant Treasurer

Paul Goblick
Assistant Secretary

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 given by Mike Johnson
3. Pledge of Allegiance
4. Roll Call: Present: Richard Brooks, Karen Allen, Gary Vincent, Carol Sommers, Keith Rittscher, Mark Bodoh, Paul Goblick, Terry Steimer
Sheree Morris was also present
Palm Bay Police Officer Vasquez, present
5. Chairman Announcements
 - A) Due to the schedule of the meeting, there will be a strict 3 minute time rule and you are asked to limit your speaking to one time per topic to allow as many people as possible to speak.
 - B) There have been many requests for records that contain confidential information. We have contacted the attorney for guidance and proper protocol.
 - C) We have contacted Spectrum and asked them to rework their proposal.
 - D) Note from Manpower – re: DM Sheree Morris. Posted in the hallway.
 - E) Letter of Intent from Annette Ragas for vacant seat on the Board was read. Carol Sommers moved to accept her letter. 2nd by Mark Bodoh. Opened for discussion.

Vote 3 - Yes 5 - No

6. Approval of Workshop Minutes for 1/24/22 and Special Meeting for 2/15/22

Carol Sommers moved to accept the Workshop minutes 1/24/22 as amended, 2nd by Keith Rittscher.

Vote: 8 – Yes 0 - No

Vote: 8 – Yes 0 – No

Mark Bodoh moved to accept the minutes from the Special Meeting of 2/15/22, 2nd by Paul Goblick.

Vote: 8 – Yes 0 - No

7. Treasurers Report

Carol Sommers moved to accept the report as presented, 2nd by Karen Allen.

Vote: 8 - Yes 0 - No



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8. District Managers Report

Sheree Morris gave her report. Report will be filed in the District Office. Paul Goblick moved to accept the bid for \$1158.00 to place lights in the front pond, 2nd by Terry Steimer after discussion about the repair process and warranty issues the item was tabled until the questions and/or concerns could be addressed.

Note: Paul Goblick left the meeting at 7:55 pm – unknown reason

9. Workshop Item

- a) Gary Vincent gave his report/presentation about the gutters on the clubhouse. Carol Sommers moved to accept the bid from Skyline for \$1800.00 to replace and add gutters where required, 2nd by Mark Bodoh.

Vote: 7 - Yes 0 - No

- b) ACC Temporary amendment to the ACC Rules – read by Ron Foote. Copy of the proposed amendment filed in the DM office for records. Items to be posted on the bulletin board and placed on the agenda for the next meeting.

10. Old Business

Review of Stage One items:

1. Terry Steimer spoke about the drainage issues within the park. There are four areas of concern, however, the 1st area is the culvert located at the Cheswick entrance gate. It needs to be replaced.
2. Gary Vincent spoke about replacing and adding an additional bridge at the back pond. He will provide quotes once he gets them.
3. Mark Bodoh spoke about getting headsets and/or wireless microphones for the meetings. He is still working on getting all the information put together to present to the Board.
4. Carol Sommers gave her presentation on the wishlist of repairs for the Clubhouse kitchen. Her report is attached to the minutes for the records.
5. Mr. Brooks reported that he is still working on getting information together on some type of rapid response system for the park.
6. Karen Allen still working on the pool project. Hope to have all the proposals in and ready by the end of March.

Proposed Fine System: this item will remain tabled pending additional information and clarification.



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11. ACC Report

Ron Foote reported, if homeowners are getting ready to leave, please make sure you have someone to look after your home while you are gone. Second violations letters are going out this week.

12. HPPOA Report

Karen Carreiro reported that the group has worked very hard to make things happen within the park. They have been doing what they can to do events, however, they are in need of people to step up and host events in the future.

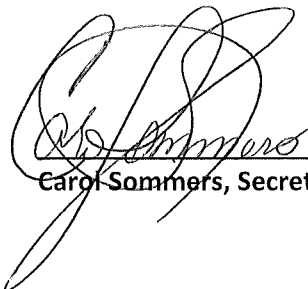
13. Public Comments

- A) Neighbors helping Neighbors will be presenting "Senior Safety and Property Security" on March 24, 2022 at 11:00 a.m.
- B) Joan Occhionero spoke about many concerns with the reasons why Earl Simmons was terminated. Her statement will be included with these minutes for record. Chairman Brooks then gave his personal statement regarding the issue at hand. Mr. Simmons was given his opportunity to speak and present his side of the story. As a result of his remarks it was determined that perhaps we need to consider doing the following:

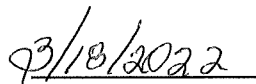
- . Create an HR Committee to hear employee complaints
- . Make sure the Board always comes together to hear complaints from employees
- . Possible rehire of Mr. Simmons

After Mr. Simmons spoke, the topic was opened for public comment. Several residents spoke on behalf of Mr. Simmons. Meeting got heated and out of control. All remarks can be heard on the audio files.

Carol Sommers moved to adjourn the meeting at 10:20 pm.



Carol Sommers, Secretary



Date