

Holiday Park Park & Recreation District  
Workshop Meeting

January 23, 2024

I. **Call To Order** by Chairperson Cheryl Morris at 9:00 a.m.

II. **Invocation** given by Sharon O'Reilly  
**Pledge of Allegiance**

III. **Roll Call**

Chairperson	Cheryl Morris	Present
1 <sup>st</sup> Vice Chair	Ken Judd	Present
2 <sup>nd</sup> Vice Chair	Deborah Perla	Present
Treasurer	Don LaMaster	Present
Secretary	Sharon O'Reilly	Present
Assistant Secretary	Shawn Slattery	Present
Trustee	John Rabideau	Present
Trustee	Bob Bachman	Present
District Manager	Carmella Coons	Present
Sergeant at Arms	Robert Burleigh	Absent

IV. **District Manager Report** given by Carmella Coons

1. Carmella Coons reported that the Phase 2 Pool needs a fence around the pit, and the Activities & Recreation Council (ARC) agreed to pay the \$2,600 for this project. She stated that she asked all Trustees, and they agreed that it needed to be completed and was not sure why she could not approve this. Cheryl Morris informed Carmella that polling of Trustees by email was not allowed. (See further discussion under "Old Business 1A: Phase 2 Pool.)
2. Gerzeney is still waiting for parts to complete the collapsed pipe repair on Palena Boulevard (Paradis property).
3. Austin from Big Fish will be coming soon to address issues with stage lighting.
4. Carmella asked residents not to push on the front gate card reader, as it keeps breaking.
5. The signs project is complete, including the "No Outlet" signs.
6. Compound number signs are in production.

7. The Fine Committee procedures are being revisited. Carmella has a meeting scheduled with Kim Branch.
8. Holiday Park's bookkeeper, Terri Maines, is on leave for 6 weeks, and Vicki Lawrence is covering for her.
9. Carmella received conflicting information from the City of North Port regarding erecting temporary sun shelters. She plans to go in-person to the City of North Port Building Department today (1/23/2024).
10. Please use the corrective action forms in the office. Please complete one of these forms if you see something in Holiday Park that needs correction.
11. The Ceramics Building is being painted.
12. Plants have been placed in pots in front of the Phase 1 Building, and mulch will be ordered to complete this project.

**V. Chairperson's Report** given by Cheryl Morris

- Cheryl reported the results of the Board of Trustees' Election:
  - o Seat 1: Bob Bachman
  - o Seat 3: Rick Haggard
  - o Seat 5: Jackie Mitchell
  - o Seat 7: Ken Judd
  - o Seat 9: Shawn Slattery
- Cheryl congratulated the new and returning Board members. These Trustees will be sworn in on 3/14/2024. The organizational and regular Board of Trustees meetings will occur after the swearing-in meeting. Cheryl reminded current and newly-elected Trustees to follow the Sunshine Laws. She asked Rick and Jackie to give resumes to Carmella Coons to post in both the Phase 1 and Phase 2 Buildings.
- Cheryl reminded Trustees that they will be getting an email from the Ethics Commission, and they are required to certify their financials by completing the form.
- Cheryl added Phase 2 Pool Pump Fencing and Gate to the Supplemental section on today's (1/23/2024) agenda.

## **VI. Trustee Report**

- Ken Judd stated that there is a non-registered vehicle in one of the compounds, and he will contact the North Port Police Department.
- Shawn Slattery stated he liked the new flower pots.
- Deborah Perla is concerned about the placement of backflow meters on new homes and that many are unprotected. There was a discussion regarding options to protect the meters and City code for placement. Carmella Coons stated she will check with the City of North Port.
- Sharon O'Reilly stated there were two sets of meeting minutes from 1/11/2024, in today's packet. She asked the Board Members to return these to her, and they will be placed in the packet for approval at the next regular meeting.

Sharon reminded residents of the North Port Police Department presentation on 2/1/2024, at 6:30 p.m., in the Phase 1 Main Hall.

Sharon stated she met with Cheryl Morris, Carmella Coons, and Kate Geist regarding the process of records retention of meeting minutes. Kate suggested that this be done electronically. All agreed to this, if the Holiday Park lawyer is also in agreement. Cheryl verified that this plan is acceptable with the lawyer.

- Don LaMaster: Nothing to report.
- John Rabideau: Nothing to report.
- Bob Bachman: Nothing to report.

## **VII. Resident Comments**

- Tim Seelow, 6893 Amoko Court, responded to Deborah Perla's backflow meter concern. He stated that most are being placed in the ground and will need replacement every 5 years.
- John Sermersheim, 6882 Hikina Drive, thanked the Men's Club for completing the kayak rack repair.
- Karin Anderson, 5072 Palena Boulevard, reported that backflow meters that are placed within a home's piping system are not under the same inspection

guidelines. She encouraged the Board to apply rules equally to all owners – both private and LLC.

- Norbert Schneider, 6304 Kilepa Court, had his backflow meter inspection, as required every 2 years, by the City of North Port. He was informed by his plumber that his meter would need to be replaced, at a cost of \$650.

## **VIII. Old Business**

### **1. Short-Term Priority List**

#### **A. Phase 2 Pool**

Carmella Coons reported that the Phase 2 pool repairs are complete, except for placement of a fence around the pit. This project will be done in-house, and the \$2,600 cost will be covered by the ARC. There was discussion among the Board and residents about the process of approval for this project. There was general consensus that a vote was not needed, since the money was coming from the ARC and not from our general fund, and that this project was a priority.

#### **B. Laundry Room Overflow**

Carmella Coons reported that this project was completed last week.

### **2. Bocci and Shuffleboard Court Temporary Sun Shelters**

- Funding for the shuffleboard court temporary sun shelter was approved, but there is confusion as to whether this project can be done in-house. As previously stated, Carmella Coons plans to go to the City today (1/23/2024) for clarification on requirements for erecting sun shelters.
- Rich Kewich, 5224 Palena Boulevard, reported that the Men's Club has the money and manpower to erect temporary sun shelters on the bocci courts.
- There was discussion about the importance of amenities to attract new homeowners. It is still unclear if Holiday Park will get any Federal Emergency Management Agency (FEMA) money. There was discussion of a special assessment. Don LaMaster is working on the budget for next year and will present it at the end of March.

### **3. Non-Owner Occupant Definition**

Shawn Slattery presented a definition, which included additions by the Holiday Park attorney. He suggested changing “significant other,” to “domestic partner, cohabitating partner, and/or civil union.” There was discussion among the Board, which included the need to develop a process for enforcement. It was agreed to move this to the next regular meeting for vote.

### **4. Discussion: Email Policy – Including Password Change Requirements**

There was discussion of the proposed “Holiday Park Park & Recreation District Use of E-Communications” policy, as presented by Cheryl Morris. Cheryl will make the proposed changes and bring them to the next regular meeting for vote. There was consensus that all Holiday Park email addresses should be on the same system and used for Holiday Park business only. It was suggested that the signature page be signed by each Trustee at the start of his/her term.

### **5. New Deed Restriction Changes**

Shawn Slattery reviewed proposed changes to 3 (s) regarding the definition of a clean lot, and there was consensus to add concrete driveway as optional. There was discussion about new home placement timelines, and there was consensus to remove the proposed changes to 3 (s), requiring new home placement within 24-36 months. It was agreed that the process of changing deed restrictions is lengthy and expensive, and the Board will continue to work on these, with an anticipated vote in the Fall of 2024 or early 2025.

Shawn reviewed proposed changes to 3 (b) regarding carport placing and timing. There was a discussion of changing the Holiday Park rules to meet the City of North Port requirements. No changes were agreed upon today (1/23/2024).

### **A BREAK WAS TAKEN FROM 10:45 A.M. – 10:53 A.M.**

Shawn Slattery reviewed proposed changed to 3 (c) regarding decorative ornamental fencing. After discussion, the Board consensus was to leave 3 (c) as it is currently written.

Shawn stated that revisions to 3 (j) regarding age requirements need a lot of work. There was consensus that Holiday Park should remain an aged-55-and-older park.

There was consensus to remove the “s” from “individual(s)” in section 3 (h) concerning number of lots owned.

Shawn will obtain a word document and continue to work on deed restriction changes.

## **6. Communications Committee Streaming Update**

- John Rabideau read a prepared statement regarding his meeting with the Communications Committee and their suggestions for streaming Board meeting minutes. (See Attachment A.)
- Kim Jacobs, 5064 Palena Boulevard; and Sandy Hopkins, 6702 Hikina Court; members of the Communications Committee, presented their recommendations for streaming using YouTube. There was discussion among the Board and residents, and it was agreed to move this item to the next regular meeting for vote. There was concern expressed about the office process for records retention.

## **IX. New Business**

### **1. Discussion of Rules Relating to Overnight Guests**

Sharon O'Reilly suggested removing the requirement in #8 requiring guests to present identification. After discussion, the Board did not want to make any changes.

### **2. 2020 Florida Building Code, Section 454, Swimming Pools and Bathing Places**

Code 454.1 states "Commercially bottled water in plastic bottles is allowed on the pool wet deck for pool patron hydration." There was consensus to change Holiday Park's rule to be consistent with this code. Shawn will work on this and present results at the next workshop. There was agreement that pool signage would also need to be changed.

### **3. Discussion of Re-Fining LLC for Non-Take-Down of Homes: 3-Month Timeframe for Everyone**

After discussion, there was consensus that re-fining should be considered for all residents, including the LLCs who are not complying with the timeframe. There was concern expressed about whether Carmella Coons has enough time to conduct home inspections and whether additional staff is needed. It was agreed that the process of fining is slow, but it is working. It was stated that the LLC has not paid their fine.

**X. Supplemental**

**Phase 2 Pool Pump Fencing and Gate**

See Old Business 1A.

**XI. Trustee Comments**

- Shawn Slattery asked for clarity on what Carmella Coons and the clubs may spend money on. Shawn felt that, since Holiday Park was not spending money from its budget, the Phase 2 pool project could have been approved. Cheryl Morris stated Holiday Park has an emergency spending policy and apologized that she did not see this as an emergency. Carmella asked Cheryl for clarification regarding polling of Trustees, and Cheryl responded that Carmella cannot ask Trustees in an email to give an opinion on anything that the Trustees may need to vote on.
- Sharon O'Reilly expressed appreciation to the Communications Committee.
- Cheryl Morris clarified that she is not against streaming, but is concerned about office time constraints related to streaming and retention laws. She expressed her appreciation to the Fine Committee.

**XII. Resident Comments**

- Norbert Schneider, 6304 Kipa Court, asked for clarification from Shawn Slattery regarding votes per household on deed restrictions, and he was advised one vote per household. Norbert asked about the changing of wording to the deed restrictions regarding number of homes owned. He suggested changing the wording to two homes per household, and he was advised that this would not solve the problem.
- Jim Oliver, 6566 Greenview Court, stated that district managers, in the past, could do in-house projects without Board approval. Jim believed we should not wait for a vote to get the pool fence up. He was advised that the Board is in consensus with this, per earlier discussion regarding Phase 2 pool.
- Steve Slocum, 6409 Keena Court, expressed two concerns.
  - o He stated that we need to fund Holiday Park, and that the \$5 increase from last year wasn't enough. He is aware that a special assessment may not be affordable for some people, but suggested that a special fund be set up to help people. He is aware that there are some people in Holiday Park who want to invest in Holiday Park. He is

concerned about the age of Holiday Park (50 years) and ongoing problems with roads, pipes, etc.

- He stated that we have had four district managers in the last 4 ½ - 5 years and is concerned about Trustee leadership contributing to this. He doesn't want to run good people out. He stated he puts his vote behind Carmella Coons. He has seen her in action and expressed appreciation for her hard work.

**A. Adjournment**

Motion to adjourn the meeting by Bob Bachman, Second by Shawn Slattery.  
Motion carried.

**MEETING WAS ADJOURNED AT 12:24 P.M.**

Respectfully submitted,

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Sharon O'Reilly, Secretary