

Holiday Park Park & Recreation District (HPP&RD)  
Board of Trustees Regular Meeting

February 8, 2024

I. **Call To Order** by Chairperson Cheryl Morris at 7:00 p.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	Present

IV. **Approve Previous Minutes**

- 1/11/2024

A motion was made by Shawn Slattery, Second by Don LaMaster, to approve the 1/11/2024, Board of Trustees Public Hearing Meeting Minutes, as written.  
Motion carried.

- 1/11/2024

A motion was made by Ken Judd, Second by Bob Bachman, to approve the 1/11/2024, Meeting Minutes, as written.  
Motion carried.

Discussion: Attachment A will be included with these minutes.

- 1/23/2024

Workshop Meeting Minutes of 1/23/2024, were discussed, and it was noted that Attachment A needs to be included. Also, on Page 5, Rich Kewish's name is

misspelled; on Page 7, under Trustee Comments, Cheryl Morris was referring to the Communications – not Fine – Committee.

A motion was made by Don LaMaster, Second by Ken Judd, to approve the Workshop Meeting Minutes of 1/23/2024, with the above corrections.  
Motion carried.

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

1. Carmella Coons apologized for her statement at the last meeting that she was unsure if she wanted to renew her contract.
2. Carmella reported:
  - i. Phase 2 pool is open, but there are issues with the temperature/heaters, and she is addressing this.
  - ii. Gerenzky completed the collapsed pipe project on Palena Boulevard.
  - iii. Big Fish ordered a new light for the stage.
  - iv. Compound numbers are complete.
  - v. The back gate repairs will be completed by 2/26/2024. Holiday Park will be getting a check soon from the car insurance company.
  - vi. She has been working with Mr. Greenbaum from the City of North Port, to determine which homes are unsafe/uninhabitable and may need to be demolished. She reported that Holiday Park can demolish homes that are condemned.
  - vii. Sun shelters cannot be completed in house.
  - viii. The mulch project in front of the Phase 1 building is in process.
  - ix. Ballards at Phase 1 are being repaired in house.
  - x. She has received complaints about unleashed dogs. She requested that all dogs be leashed and that residents pick up after their pets.
  - xi. All office staff are notary publics.
  - xii. She has received pushback from residents regarding overnight guest rules. Sharon O'Reilly stated she also has had several residents talk with

her about this. Sharon asked that it be put on the next workshop agenda for discussion.

#### **VI. Treasurer Report given by Don LaMaster**

Don stated it is too early in the month to finish the report for January 2024, and he will present this at the next workshop.

#### **VII. Chairperson Report given by Cheryl Morris**

Cheryl discussed the Hurricane Ian Architectural Control Committee (ACC) relaxed rules. See her comments under, "Old Business, #4."

Cheryl added two supplemental items to today's (2/8/2024) agenda.

She reported the results of a meeting with Carmella Coons, Kate Geist, and herself with the Holiday Park lawyer regarding records retention and retrieval requirements for use of Facebook, streaming services, and text messaging. It was agreed that the office must provide a physical copy of these records, if requested.

#### **VIII. Trustee Report**

- Ken Judd thanked the staff for completing the compound numbering project.
- Shawn Slattery asked for clarification of the timeline for implementing a special assessment. Don LaMaster stated he is still working on the 2024-2025 Budget, which should be ready the end of March.

Shawn asked about the ethics training, and Cheryl Morris responded that this will be presented by the Holiday Park attorney at the 4/10/2024, meeting.

- Deborah Perla: Nothing to report.
- John Rabideau: Nothing to report.
- Bob Bachman: Nothing to report.
- Don LaMaster asked if the Phase 1 pool insurance claims are complete, and Cheryl responded, "yes."

#### **IX. Resident Comments**

- Ernest Mitchell, 6403 Hikina Drive, had concerns about the budget. He asked that the financials be published soon. He asked the Board to justify any special

assessment and give rationale as to why Holiday Park cannot operate within the current budget.

- Kathy Armstrong, 6712 Sage Lane, asked for clarification regarding rules for overnight guests under and over the age of 14, as well as the need for resident accompaniment.
- Deb Good, 6301 Charm Court, read on Facebook that all guests must be accompanied by a resident.
- James Oliver, 6566 Greenview Court, read the Holiday Park Rules and Regulations Rule A, which states that registered overnight guests 14 years and older must be accompanied by a resident when using the recreation hall and other facilities. This will be discussed at the next workshop meeting.

## **X. Old Business**

### **1. Non-Owner Status**

Cheryl Morris read the proposed non-owner occupancy definition and asked if the Board wants to discuss how many non-owner occupants should be allowed per home. Cheryl will consult legal, and this issue will be discussed further at the next workshop meeting.

### **2. Discussion: Email Policy and Email Conversation**

There was a lengthy discussion between the Board and residents, with general consensus that all Trustees and staff should be on the same system to protect Holiday Park. There are five Trustees in the old system, and the Board agreed not to vote on this issue until the conversion is complete. This item will be moved to the next regular meeting on 3/14/2024, for vote. There was also discussion and agreement that spam emails can still occur. The requirement to change passwords annually was discussed, and it was agreed that the office would send out annual reminders to change passwords.

### **3. Streaming Trustee Meetings**

There was discussion among the Board and residents. It was agreed that clarification is needed on process and procedures for streaming. The Communication Committee developed a process, and Cheryl Morris asked that this Committee present this process to the Board at the next workshop meeting. There was discussion regarding who should do the streaming – volunteers versus office staff. The Board agreed to stream the next workshop meeting and to vote at the next regular meeting.

4. Hurricane Ian ACC-Relaxed Rules

Cheryl Morris reviewed all minutes from 10/3/2022, through 1/5/2023, and only found two motions to relax the ACC rules. Both have expired.

Cheryl found no vote to allow contractor work on Sundays and asked the Board if they wanted to discuss and/or vote on this tonight. There was a motion made by Bob Bachman, Second by John Rabideau, to allow contractors to work on Sundays from sun up to sun down through September 30, 2024.  
Motion carried.

There was discussion and clarification of the fining process.

**XI. New Business**

1. Discussion of Back Gate Replacement/Repair

D&D Garage Doors will complete this project, and it will be covered in full by the car insurance company.

2. Shuffleboard Sun Shade – Creative Cottages

Carmella Coons reported that Creative Cottages offered to put up sun shades on the shuffleboard courts at no cost to Holiday Park.

Shawn Slattery, who worked with Bill Mitchell on obtaining the original bids, reported that the size of the sun shades proposed by Creative Cottages does not meet the original requirements – too small. Carmella Coons will ask Creative Cottages if they are willing to meet the quality and size requirements of the original bid at no cost. This will be moved to the next workshop agenda.

**XII. Supplemental Items**

1. Integrity Contract

The current contract expires 3/29/2024. Integrity handles Holiday Park's payroll and workman's compensation.

A motion by Don LaMaster, Second by Bob Bachman, to accept the Integrity contract for another year, at a cost not-to-exceed \$8,000.  
Motion carried.

## 2. License Plate Readers

There was discussion among the Board and residents about installing license plate readers. Big Fish's bid was for \$6,926. There was general agreement that Holiday Park does not have the funds in the budget for this project at this time, and more bids are needed. Solar lights on the gates were suggested.

### **XIII. Trustee Comments**

- Bob Bachman asked George Clinch, 1st Vice President of the Activities and Recreation Council (ARC), in charge of entertainment, to discuss an upcoming event. George reported that there will be a classic car show and sock hop on 3/23/2024. George needs a lot of volunteers for this event, which will include food and a bake sale. George asked the Board to allow the visitor gate to be open from 1-5 p.m. for this event.
- A motion was made by Shawn Slattery, Second by John Rabideau, to leave the visitor gate open on 3/23/2024, from 1-5 p.m.  
Motion carried.

### **XIV. Resident Comments**

- John Sermersheim, 6882 Hikina Drive, asked for a Federal Emergency Management Agency (FEMA) update. He was advised that Holiday Park needs to close all Hurricane Ian-related insurance claims first. He also suggested getting support from Greg Steube, U.S. House of Representatives, for Sarasota County.
- Yvonne Warner, 5413 Holiday Park Boulevard, thanked the Board for their service. She complimented Carmella Coons on her handling of a recent police incident. She reminded the members of the Board that they took an oath to do what is best for Holiday Park. She thinks all Trustees should be on the same email system.
- Karin Anderson, 5072 Palena Boulevard, was unhappy with the rumor mill in Holiday Park accusing her of trying to recruit a new district manager. She reported that the district manager position is still being advertised, and she was contacted by a former district manager, who is also a personal friend, to inquire about the position. She stated she did not initiate the contact. She was also concerned about the multiple threats Carmella Coons has made about leaving the District Manager position.

- Steve Slocum, 6409 Keena Court, inquired about pool deck lighting at night and asked if solar lights had been explored. Cheryl Morris responded that this is Item #49 on the long-term list. Bob Bachman stated that this project would be very expensive due to Sarasota County rules.
- George Clinch, 5014 Palena Boulevard, advised he was in favor of raising the assessment.
- Ernest Mitchell, 6403 Hikina Drive, looked at the budget and has concerns. He asked why Holiday Park has \$350,000 in a certificate of deposit which could be spent on Holiday Park. He was advised that this is road fund money that cannot be spent on anything else but roads. Ernest stated that forecasting is needed, as well as a justification for expenditures. He asked for clarity when money is spent and where it originates from within the budget.
- Roseanne Miller, 6477 Kilohee Court, thinks Holiday Park's maintenance fees are low, considering all the amenities we enjoy.
- Therese Regner, 5228 Palena Boulevard, reported on a recent Florida law change requiring HOAs to obtain professional reserve reports. She advised that this might be helpful for Holiday Park. She stated that the reserve balance is inadequate, and she is in favor of a special assessment.

**XV. Adjournment**

Motion to adjourn the meeting by Bob Bachman, Second by John Rabideau.  
Motion carried.

**MEETING WAS ADJOURNED AT 9:05 P.M**

Respectfully submitted,

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Sharon O'Reilly, Secretary