

Holiday Park Park & Recreation District  
Board of Trustees Regular Meeting

November 9, 2023

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

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

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: October 12 and 24, 2023**

- A motion to accept the Regular Meeting Minutes for 10/12/2023, with proposed revisions by Shawn Slattery, Second by Bob Bachman.  
Motion carried.
- A motion to accept the Workshop Meeting Minutes for 10/24/2023, by Bob Bachman, Second by Shawn Slattery.  
Motion carried.

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

1. The tank for Phase 2 pool is expected to arrive on 12/11/2023. The Phase 2 pool walkway will be repaired next week, for a cost of \$992. Carmella Coons is trying to get bids on the stucco work. Hopefully, all repairs will be completed by the end of December 2023.
2. Carmella ordered more signs, including speed limit and wildlife, and anticipates installation should be done by next week.
3. Carmella is still awaiting a date for installation of the Phase 1 Building electrical panel.

4. Carmella is still waiting for price information for the library electrical panel, which may involve hiring an engineer.
5. Graber increased their price for demolition of the groundskeeper shed. Carmella was able to get another bid at a lower cost, and this project should be completed in 2 weeks.
6. The front gate repair should be completed by the end of November 2023.
7. Carmella reminded residents that the speed limit is 15 miles per hour. She asked that residents not enter on the exit gate side. Cameras are at the gates, and she will issue fines for violations.

**VI. Treasurer Report, Including Bond Report**

1. Don LaMaster gave the October 2023 Treasurer Report (see Attachment A). He gave an update on the bond. To date, we have only been making interest payments on the bond. Starting in 2024, bond payments will include principal and interest.
2. Trees for Tuscola received a \$600 donation. The recently planted trees are guaranteed for 1 year.
3. The annual audit will be on 11/27/2023.

**VII. Chairperson Report**

1. Cheryl Morris gave an update on the Big Fish Maintenance Contract. The proposed changes are being reviewed by Big Fish and will be negotiated and sent to legal for review.
2. Cheryl gave an update on the Stacy Smith court case. She has completed the paperwork and will represent Holiday Park at the hearing on 11/13/2023.
3. Cheryl met with Steve Grossl regarding the light in the Ceramics Building, and it was agreed that keeping the light on when the fan is in use is the best electrical solution available.
4. Cheryl also met with Steve Grossl regarding the surplus items sale. Some of these surplus items that were assumed to be in storage were discarded during the Phase 1 Hall renovation.
5. The Board of Trustees (Board) agreed to vote on the issue of meeting recordings and retention tonight (11/9/2023), however, this topic has been

forwarded to the next workshop meeting on 11/28/2023, for further discussion, as requested by Shawn Slattery.

6. A legal opinion regarding use of personal email and phones for Holiday Park business was forwarded to the Board and will be discussed at the next workshop meeting on 11/28/2023.
7. New Business Item #2 on today's (11/9/2023) agenda (50<sup>th</sup> Year Anniversary Memorial Brick Placement) has been moved to the 11/28/2023, workshop meeting.
8. The Chairperson Report will not be included in the December 2023 Newsletter. Cheryl Morris advised residents to use the Holiday Park website "Park News" section to see updates.
9. A variance request for (1) 5184 Palena Boulevard, as well as (2) Carports, was placed on today's (11/9/2023) agenda under "Supplemental Items."

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

- Ken Judd identified the owner of the abandoned boats. He stated that compound spaces need numbering.
- Shawn Slattery asked for a sunshades update. Cheryl Morris responded that this is on the Medium-Term Priority list, and the Board agreed not to tackle this list at the last meeting. She agreed to discuss this tonight (11/9/2023) under, "Old Business, #1." Shawn watched the last meeting on YouTube and warned that the recording lasted 34 minutes after the meeting ended. He advised the meeting should be stopped at the actual end of the meeting.
- Deborah Perla reported that U.S. Lawns is working on the swales. There are some blockages and drainage issues. The mow dates are every other Thursday, but they may work on Wednesdays if extra staff is available. She asked that the pickleball courts be sprayed for ants.
- Sharon O'Reilly thanked Kathy Bachman for contacting the North Port Police Department and for scheduling a safety presentation on 2/1/2024, at 6:30 p.m., Phase 1 Hall.
- John Rabideau reported that tonight's meeting is being streamed on YouTube and thanked Bob Spain for his help with this tonight. He also wished all Veterans a "Happy Veterans Day."
- Bob Bachman: Nothing to report.

- Don LaMaster: See “Treasurer Report.”

## **IX. Resident Comments**

Karin Anderson, 5072 Palena Boulevard, asked Carmella Coons about the speed limit size and height of the signs. She stated these signs must comply with the City of North Port requirements.

## **X. Old Business**

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

- a. Shawn Slattery reviewed this list, and there was discussion among the Board. Item #10 (Quickbooks Conversion) is complete, and the cost was reduced to \$1,675 due to the work of Holiday Park’s bookkeeper, Terri Maines.
- b. It was agreed to rename Item #12 from “Sink Hole Repairs,” to “Collapsed Pipe Repair.” Carmella Coons received one bid for this project for \$33,000 and is awaiting another bid from a contractor she met with today (11/9/2023).
- c. Carmella gave an update on Item #18 (Signs) earlier in the meeting.
- d. Carmella is in the process of sending letters to owners regarding Item #21 (Empty Lot Cleanup and Charge to Owners). The Board can vote in the future to fine owners for noncompliance.
- e. Ken Judd stated he has a volunteer willing to complete Item #16 (Kayak Rack Repair).
- f. Carmella is awaiting a bid from Mooney Electric for Item #28 (Replace Electrical Panel, Library).
- g. There was a brief discussion regarding the Medium-Term Project Priority list. There was agreement that these projects cannot be completed until Holiday Park has additional funds. There was a consensus to move this discussion to the 1/23/2024, workshop meeting. No Federal Emergency Management Association (FEMA) money will be available until insurance claims are complete. FEMA money is not guaranteed. Cheryl Morris is meeting with the FEMA attorney on Tuesday and will report the results of that meeting to the Board.

## **2. Requested By-Law Change: Activities and Recreation Council (ARC)**

- Shawn Slattery clarified the process for by-law changes.
- Sharon O'Reilly reported that she consulted with Kathy Bachman, ARC President, and they agreed that the proposed by-law change needed more work, including due dates for the annual budget and financial report. Sharon O'Reilly made a motion to move this item to the next workshop on 11/28/2023, Second by Shawn Slattery. It was clarified that the final vote would be postponed until 1/11/2024, if the Board agreed to move this item forward at the next workshop. Motion carried.

## **3. Request By-Law Change: Trustee Meeting Time**

- There was a brief discussion and general agreement to not change the regular meeting time.
- A motion was made by Shawn Slattery, Second by John Rabideau, to abandon the proposed meeting time change and continue the current schedule of 7:00 p.m. for regular meetings. Motion carried.

## **4. Fines for Bodnar**

- A motion was made by Bob Bachman, Second by Don LaMaster, to send Carol Bodnar to the Fining Committee for the three violations agreed upon at the 10/24/2023, Workshop meeting:
  - o Cement being poured on left side of home without an Architectural Control Committee (ACC) permit.
  - o Room built on left side of home without ACC permit and, possibly, in violation of the City of North Port Building Code.
  - o Dog fence not taken down.
- Carmella Coons gave a timeline regarding these violations.
- Cheryl Morris asked Carol Bodnar, 6365 Parkview Court, if she would like to speak.
- Carol voiced her concerns. She did not agree with the violations
- Discussion by the Board included the importance of obtaining an ACC permit for work on any home and clarification that, after Hurricane Ian, the City of North

Port allowed owners to restore their homes to their original condition without permits, but did not allow for home additions or changes without permits.

- Cheryl Morris called for a vote after discussion.  
Motion carried.

**A BREAK WAS TAKEN FROM 8:20 P.M. – 8:27 P.M.**

**5. Fines for MH Liquidity LLC**

- Carmella Coons reviewed the process and timeline to date.
- A motion was made by Sharon O'Reilly, Second by Deborah Perla, to send MH Liquidity LLC to the Fine Committee for failure to demolish 17 homes damaged by Hurricane Ian, at a rate of \$100/day per home.  
Motion carried.

**XI. New Business**

**1. Front Gate Court Case: 11/13/2023**

- The Board agreed at the last workshop meeting on 10/24/2023, to pursue court-ordered restitution of \$14,855.37, at the defendant's (resident's) arraignment on 11/13/2023 (for leaving the scene of the crime). Cheryl Morris agreed to represent Holiday Park and has completed the paperwork.
- There was discussion among the Board, and several Trustees advised Cheryl to have Carmella Coons accompany her to the hearing. Carmella agreed to attend the hearing with Cheryl on 11/13/2023, at 9:00 a.m.
- There was concern expressed about additional costs, including legal fees. There was agreement to ask for reimbursement for legal and any other additional costs Holiday Park may incur. It was also agreed that Cheryl Morris would obtain a video of the incident on a thumb drive to take to court.
- Cheryl Morris asked the Board to vote to go to court.
- A motion was made by Bob Bachman, Second by Deborah Perla, to go to court to retrieve the cost of the gate repair of \$14,855.37, along with any additional costs related to this case, including legal fees.  
Motion carried.

**2. 50<sup>th</sup> Year Anniversary Memorial Brick Placement**

This item was moved to the next workshop on 11/28/2023.

**3. Variance: 6992 Awawa Court**

- Cheryl Morris asked Linda Fanning, 6992 Awawa Court, to make a statement. Linda stated she was not aware of her noncompliance and has not been able to do her landscaping without this variance.
- There was discussion among the Board members and clarification that the driveway did not meet the 6-foot clearance rule and would need to be modified. There was discussion regarding the pouring of concrete for new homes, and that contractors are not following Holiday Park rules. There was agreement among the Board that it is the owner's responsibility to monitor and ensure contractors comply with ACC rules and Deed Restrictions. There was agreement that is the responsibility of the Board to uphold these rules.
- A motion was made by Ken Judd, Second by Bob Bachman, to pass the variance request of Linda Fanning, 6992 Awawa Court. Motion not carried.
- The variance was not granted.

**XII. Supplemental Items**

**1. Variance: 5184 Palena Boulevard**

- It was agreed, after discussion, that, in this instance, the Board/ACC granted an inappropriate permit. It was clarified that this was an error by the ACC and not the fault of the owner.
- A motion was made by Sharon O'Reilly, Second by Don LaMaster, to grant the variance for an additional 1 foot of driveway at 5184 Palena Boulevard. Motion carried.

**2. Carports**

Carmella Coons is sending letters to homeowners who have not replaced their carports destroyed by Hurricane Ian. She completed letters to Phase 1 homeowners and is working on Phase 2. Some homeowners are reporting that they cannot afford to replace their carports. There was discussion between the Board and residents, with agreement that the Board should follow the Holiday Park rules, applying them evenly and consistently. Holiday Park requires that all

homes have a carport. The Board can vote to extend the deadline outlined in the Deed Restrictions. Residents were encouraged to start the process by getting an estimate and an ACC permit for their carport. Residents then have 1 year to complete the project and may ask for an extension. Carmella will continue sending letters.

**XIII. Trustee Comments**

- Bob Bachman reminded residents of the new ACC rules which are posted on the Holiday Park website. Cheryl Morris asked Bob Bachman to ensure these are updated in the Trustee manuals.
- Shawn Slattery asked that all veterans stand to be recognized for their service.
- Ken Judd wished everyone a “Happy Thanksgiving,” and stated he was hopeful that Holiday Park would continue to move forward.

**XIV. Resident Comments**

- Nancy Seelow, 6893 Amoko Court, stated that she is the Holiday Park Newsletter Editor. She reported that the newsletter lost three pages of advertising business and asked that contributors cut back on the length of their articles. The newsletter is free. The deadline for the January 2024 Newsletter is 12/8/2023.
- Bob Moore, 6861 Ocean Court, asked that drivers in Holiday Park slow down, especially when exiting. He stated he was almost hit by a speeding driver on several occasions. He also reported on the holiday decorations and that the outlets are not functional. He plans to put wreaths on the gates and on the U.S. Route 41 signs.

**XV. Adjournment**

Motion to adjourn the meeting by Bob Bachman, Second by Don LaMaster.  
Motion carried.

**MEETING WAS ADJOURNED AT 9:23 P.M**

Respectfully submitted,

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Sharon O’Reilly, Secretary