

Holiday Park, Park & Recreation District
Workshop Meeting Minutes
September 29, 2020

I. Call to Order by Chairperson Dick Gortz @ 9:06 AM

II. Roll Call

Taken By: Barbara Vitolo

Present: Chairperson Dick Gortz, 1st Vice Karin Anderson, 2nd Vice Ken Judd, Treasurer Don LaMaster, Trustee Cheryl Morris, Trustee Betty Hart, Trustee Bob Bachman, Trustee Mike Nasalski, Trustee Jim Oliver, and District Manager, Tess Schofield.

Absent: Sgt at Arms George Clinch (entered the meeting at 10 am)

III. New Business

Dick Gortz welcomed residents and explained the procedure for the online meeting and resident comments.

1. Review of Architectural Rules and Regulations

Bob Bachman advised that the changes were reviewed by the ACC committee and they were in favor of the changes. On the cover page slight changes were made to wording without changing the meaning of the cover page. Rule number one just added the word "and". Rule #3B is a new rule stating that non-conforming structures must be brought into compliance with House Bill 1855, deed restrictions and rules and regulations prior to a sale.

Cheryl Morris requested that this be sent to lawyer for a legal opinion. She stated it should be a deed restriction vs an ACC Rule.

Bob Bachman- stated that it starts with ACC and moves to a proposed deed restriction amendment.

Dick Gortz – stated that any variance is allowed but would like to see the homes return to grass yard instead of stone.

Cheryl Morris – stated that the new mobile with the cement front yard should not have been allowed.

Don LaMaster – stated that he was concerned if Sarasota County would even consider our deed restrictions when approving the sale.

Ken Judd – stated that he has many concerns with these proposed changes.

The cost to the homeowner to pull up concrete, and to construct a carport prior to selling.

Dick Gortz – stated that the ACC Committee needs to have a checklist to refer to.

Bob Bachman – stated that he stresses to committee members to do their due diligence prior to voting. Both new homes were explained to the committee in regard to what is allowed.

Karin Anderson – reminded Bob Bachman even if he does not cast a vote in the ACC meetings, any items that do not conform to the ACC rules and regulations should be forwarded to the Trustees for a variance. She also stated that #3B should be tabled until the attorney reviews.

Jim Oliver – questioned if Rule #29 is being followed.

Dick Gortz – stated that on violation does not negate the rule as a whole and we should remove change #3B until further legal input.

Bob Bachman – Rule #4 changes the word “shall” to “may”.

Jim Oliver – wonders what will be done with lawn care and bug signs.

Karin Anderson would like to stay focused on contractor signs.

Don LaMaster – states that caretakers should be taking care of removing the bug and lawn care signs.

Bob Bachman explained that Rule #29 includes “a minimum of 25% of the area between the front property line and the front of the coach must be maintained in lawn.”

Dick Gortz – stated this is his recommendation. We need a minimum amount of lawn in the front of each mobile.

Jim Oliver – stated the 6’ of lawn area on each side of the driveway is not being enforced.

Dick Gortz – thinks more eyes on the new homes is needed.

Bob Bachman – stated that Deb Perla went to inspect each of the new homes with him to make sure they were done correctly. The ACC committee needs to spend more time studying the project prior to the meeting.

Cheryl Morris – stated that a meeting with the contractor should be mandatory.

Betty Hart – wanted to know if the ACC Committee could go out together to the new home sites.

Jim Oliver – advised that it is against sunshine laws to do so.

Cheryl Morris – suggested making the trip to the new home site a meeting.

Jim Oliver – suggested making it a field trip on the agenda.

Bob Bachman – stated that as a committee member you are tasked to do your homework. Rule #36 added the words “if available” to the ACC Meeting.

This was only in reference to the owners that maybe out of the area during the new coach placement.

Dick Gortz – questioned if the homeowner could attend by phone or zoom.

Cheryl Morris – advised not adding the “if available” wording and finding a way for the homeowner to attend the meeting.

Bob Bachman – read new Rule #37.

Dick Gortz – stated this new rule was trying to solve abandoned home issues.

Cheryl Morris – stated that the 2nd sentence is not needed.

Bob Bachman – stated the gas company will put the tank as close to the gas connection as possible.

Jim Oliver – stated the gas company has control over where the tank is located.

Karin Anderson – recommends removing 2nd sentence from Rule #37.

Dick Gortz – stated that a fire abandoned home, the city would disconnect utilities.

Karin Anderson – reminded everyone of a previous issue with a resident living in a home with no connected utilities.

Dick Gortz – stated that in these cases, some may not be able to have utilities turned on due to overdue bills etc.

Karin Anderson – stated that most residents will comply with a letter from the attorney.

Ken Judd – stated that this was an old problem.

Bob Bachman – read new Rule #38 and stressed the importance of it.

Cheryl Morris – would like the rule to be 6 months instead of 3. In the case of natural disaster, the availability of finding contractors could be an issue.

Karin Anderson – stated the timeframe could be extended in case of emergency or lack of contractors.

Ken Judd – advises that during natural disasters, the repairs could be delayed due to insurance, contractors, and availability of supplies.

Bob Bachman advised that we should make it 3 months and residents can ask for extension.

Dick Gortz – stated that if attempts to make repairs is shown, an extension could be granted.

Bob Bachman - stated that a starting point on this rule is needed. New Rule #39 was read.

Dick Gortz - stated that we currently have this issue with a fire damaged coach.

Jim Oliver - questioned if this coach was in probate or is that just a rumor.

Karin Anderson - stated that the city gave us paperwork to review with our attorney and file with the city. The City of North Port is proceeding with the demolition.

Cheryl Morris - questioned why we need this rule.

Karin Anderson - stated that the city advised us to include it.

Cheryl Morris - wanted to know the procedure to get a home condemned.

Dick Gortz - stated you call the city.

Bob Bachman - stated that we cannot do anything it is up to the city.

Karin Anderson - stated that the address is reported to the city for review.

Bob Bachman - read the last 2 statements on the ACC Rules and stated that in his opinion they are not needed as they are addressed on the cover page.

Karin Anderson - thought they should be on the rule page as well as the cover page.

Jim Oliver - advised to take them off the rules page and leave on the cover page.

Cheryl Morris - would like to see a clean copy of the ACC Rules prior to the meeting on October 8th.

Bob Bachman - reminds everyone that modification is different from deviation.

Dick Gortz - asked Bob Bachman to clean up the rules for the next meeting.

The ACC Rules and Regulations will be moved to the agenda for the October 8th meeting for a vote.

2. General Rules and Regulations regarding guests.

Karin Anderson – states that there are problems with day guests. She introduced her proposed changes for guests.

Dick Gortz – stated he had done some research on this issue and we have conflicting rules. House Rule 1855 states that persons entitle to use the facilities of the district shall be limited to property owners, their family, and guests. Deed Restrictions state that only occupants of lot to utilize facilities and the Rules and Regulations allow for residents and registered guests. Dick has asked for clarification from attorney.

Karin Anderson - defined who could use facility previously. Residents would not be happy without friends and family being allowed to enjoy the facilities. She would assume that House bill 1855 would take precedent.

Cheryl Morris - advised to table until lawyer input is received.

Bob Bachman - agreed, let us see what attorney says.

Dick Gortz - stated his opinion is that he does not like the idea of day guests using facilities. But this portion of the General Rules and regulations will be tabled until the attorney responds.

Karin Anderson - stated that item P on the rules and regulations is new. She is concerned that allowing fire pits on community property is a hazard.

Cheryl Morris - questioned the city regulation about fire pits.

Karin Anderson - responded that an acceptable fire pit is:

- UL Approved

- Placed at least 10' from trees and dwellings

- Has a cover to minimize hot ash

- Check with fire department concerning fire hazard risk.

Cheryl Morris - does not disagree with banning of the fire pit on community ground, but is concerned with the verbiage of what constitutes a fire pit.

Mike Nasalski - wants to know how to make distinctions.

Karin Anderson - does not believe any fire on park property should be allowed.

Dick Gortz- suggested "open fire".

Bob Bachman - suggested "Recreational Fire".

Karin Anderson - suggested "fire pits/open fires are not allowed"

Mike Nasalski - agrees with Karin Anderson.

Karin Anderson - read new Rule Q.

Cheryl Morris - does not agree, thinks this should be an ACC concern.

Karin Anderson - explained this is for a resident building a structure on park property not their home.

Bob Bachman - reiterated that it is not a ACC issue, Park Property is a district manager issue.

Jim Oliver - stated that his cul de sac is often filled with chairs etc on the weekends, does this need to stop?

Cheryl Morris - is not keen on this rule.

Jim Oliver - stated that the Christmas decorations in the cul de sacs is a part of a Homeowner's Association event.

Bob Bachman - states it raises Christmas Spirit

Karin Anderson - stated that this rule does not eliminate holiday decorating by the HOA.

Mike Nasalski - likes how this rule is worded.

Cheryl Morris - wants to make sure Memorial Bricks are ok.

Jim Oliver - states that his cul de sac often leaves their chair out all weekend.

Karin Anderson - thought that the get together in the cul de sacs is ok, however, chairs should be removed nightly.

Karin Anderson - reviewed new rule T- 4.

Dick Gortz - did not think this should be included.

Cheryl Morris - thought that fire pits should be allowed but homeowners should follow North Port City Protocols

Bob Bachman - does not wish to approve fire pits at ACC meetings.

Jim Oliver - does not want to infringe on homeowners ability to enjoy their property.

Cheryl Morris - stated that homeowner's need to work with the ACC for placement of permanent fire pits.

Jim Oliver - agreed that the ACC should be involved with permanent fire pits.

Mike Nasalski - agrees that permanent goes to ACC.

Resident Frank Lampe - stated that we now have 194 memorial bricks, just

imagine them scattered around the park.

Chairman Dick Gortz stated that this will be moved to the regular meeting for a vote.

3. Barcode Fees

Cheryl Morris - introduced her proposed changes to the barcode fees. She recommends that when a resident needs a replacement barcode in less than 3 years from the date of issue, the homeowner would pay the \$5 replacement fee. If the barcode was last issued more than 3 years ago it would be replaced free of charge.

Jim Oliver stated that the park would now be paying for the barcodes. What is the cost.

Tess Schofield - stated that the barcodes cost the park \$3.65 each.

Dick Gortz - stated that the barcodes deteriorate in the sun.

Karin Anderson - stated some of this fall back on the homeowner that leaves their car in the sun.

Bob Bachman - did not think \$5 was out of line. Is 5 years a more reasonable time frame?

Mike Nasalski - agrees with the 5-year time frame.

Ken Judd - believes that 3 is the correct time frame.

Bob Bachman - agrees with 3 years.

Cheryl Morris - stated that she always parks in the carport and had to replace hers.

Don LaMaster - has had to replace his every two years and is ok with that since his car is parked in sun.

Tess Schofield - stated that Item #6 in Barcode Fees offers a refund if proximity cards are returned. She would like to see this deleted as sometimes the cards are not reusable.

Jim Oliver - stated that there should not be proximity card refunds

Bob Bachman - agreed with Jim Oliver

Karin Anderson - stated when the home is sold the cards are deactivated.

Mike Nasalski - agreed that a refund should not be given.

Tess Schofield - asked if entry codes should only be given to owners.

Karin Anderson - stated that they could be given to owners and annual renters

Don LaMaster - agreed with Karin Anderson.

Chairman Dick Gortz stated that this would be moved to the agenda of the regular meeting.

4. Revision of Fitness Center Rules

Karin Anderson - presented the proposed changes to the Fitness Center Rules. The changes include limiting overnight guests to 30 days per year, age restriction of 18 and excluding day guests.

Cheryl Morris - asked for clarification on the new form

Karin Anderson - responded that the changes on the bottom was at the request of the office staff. It will make it easier for them to keep track of the 30 days.

Tess Schofield - stated that training would resume for anyone using the gym upon reopening of facilities.

Chairman Dick Gortz stated that this would be moved to the agenda of the regular meeting.

5. Proposed Change to Holiday Park Employee Benefits

Dick Gortz - presented proposed change to employee benefit policy.

Currently there is no policy in effect when an employee is out on sick leave for an extended period of time.

Cheryl Morris - agrees that it is needed.

Jim Oliver - would like clarification that it would be a decision that would require a vote of all trustees.

Chairman Dick Gortz stated that this would be moved to the agenda of the regular meeting.

6. Underage Resident (removed from agenda)

7. Establishing fines for violations of Deed Restrictions and Rules

Dick Gortz – stated that currently any resident that violates the rules and regulations has to go through a lengthy process to get corrections made. This may include: phone calls, certified letters, attorney letters, court filing and finally a court date. This can take an excessive amount of time. The recent modifications of House Bill 1855 allows for a fine schedule to be instituted. The fines are limited to \$100 per day and \$1000 total. There would need to be an independent committee to review any disputes and access to park facilities would be denied until fines are paid.

Bob Bachman - stated that he is 100% behind this and it should have been done a long time ago.

Cheryl Morris - agrees with Bob Bachman and it is time to take the next step and put a group together to work on this.

Mike Nasalski – questioned how this would work, who would police it.

Cheryl Morris – thought the park manager already has a lot on her plate and may need to consider additional help such as an assistant manager to work on this.

Don LaMaster – wanted to know who would pick committee.

Dick Gortz – stated they would be appointed by chairman.

Karin Anderson – stated that she thought that once there is a fine system, there will be less infractions.

Jim Oliver – stated that the fines will be park wide, not just ACC issues.

Dick Gortz – gave an example of minor infractions (\$50) may include dog issues, weeds and mold. Major infractions (\$100) may include feeding alligator and building without a permit.

Karin Anderson stated that overnight guests that do not use park facilities do not need a pass.

Chairman Dick Gortz stated that this would be moved to the agenda of the regular meeting.

IV. Supplemental Items

Bob Bachman - questioned if anyone had any thoughts on asking returning residents to quarantine or any other restrictions.

Ken Judd - stated that cases are still high in Florida in comparison to other states.

Cheryl Morris – agreed with Ken Judd and does not think we can enforce a

quarantine.

Jim Oliver – stated that with the Governor opening the state back up we will see an increase in cases coming.

Don LaMaster - agrees with Jim Oliver.

Ken Judd - also agrees.

Dick Gortz - explained the letter going out to all residents on what to expect when you return to Holiday Park this fall.

Cheryl Morris - thought that we may want to consider a pool sign up sheet as the park residents return.

Ken Judd - stated that there will not be Canadians for a while as the border is still closed.

Mike Nasalski - stated that he would be offended if asked to quarantine. The letter was well written and questioned if outdoor facilities were fully open. He would like to see all the tennis courts open.

Dick Gortz – stated that the facilities will be left to the Park Manager to decide and the Trustees will advise.

Bob Bachman - agrees with Dick Gortz.

Dick Gortz - stated that he is understanding that the residents are more likely to get sick from going to bars and restaurants than from doing anything outside.

Cheryl Morris – agrees that the sun kills most of the virus but yelling and screaming outside can transmit if in close contact.

Mike Nasalski – questioned how we get changes made.

Dick Gortz – stated that the Park Manager will get a consensus of the Trustees and make her decision then.

Cheryl Morris – thinks we should continue for the time being as is.

Don LaMaster – agrees with no changes at this time.

V. Trustee Comments

Karin Anderson – stated that some residents have picked up their deed restrictions in the office and she is looking for volunteers to help go door to door to deliver more. Once that is done, the balance of the deed restrictions will be mailed.

Dick Gortz – mentioned his letter is in the office to go out with the deed restrictions.

Betty Hart – stated she would help deliver deed restrictions

Ken Judd – stated that upon his return the compounds would be his first priority.

There may be some spaces assigned to residents that will not be able to return this year.

Cheryl Morris – stated that the gates are working better but they are vulnerable to lightening. Wishes Don LaMaster a speedy recovery.

Mike Nasalski – nothing at this time.

Bob Bachman – The ACC is returning to regular schedule of the 1st and 3rd Friday of each month.

Don LaMaster – thank you for your good wishes.

Jim Oliver – Nothing to report

Dick Gortz - the next regular meeting will be on October 8, 2020 at 10 am. The meeting will be in the Main Hall with chairs only, social distancing and masks required. The updated House Bill 1855 is online now.

VI. Residents Comments

None.

VII. Adjournment

Motion to adjourn the meeting by Bob Bachman, 2nd by Don LaMaster.
Meeting adjourned at 11:50am.

Respectfully Submitted,



Barbara A Vitolo
Bookkeeper, Holiday Park

Approved by,



Cheryl Languirand Morris
Secretary, Board of Trustees