

**Holiday Park Park & Recreation District  
Board of Trustees Regular Meeting  
Main Recreation Hall  
May 5, 2022 @ 7:00pm**

 **DRAFT**

**I. Call to Order**

The meeting was called to order by Chairperson Karin Anderson at 7:00 PM

**II. Invocation – Sharon O'Reilly**

**III. Pledge of Allegiance**

**IV. Roll Call**

Taken By: Lisa Hoover

**Present:** Chairperson Karin Anderson, 1<sup>st</sup> Vice Ken Judd, 2<sup>nd</sup> Vice Bob Bachman, Treasurer Don LaMaster, Secretary Sharon O'Reilly, Trustee Jim Oliver, Trustee Deborah Perla, Trustee John Rabideau, District Manager Bob Duncan, and Sgt at Arms, Bob Burleigh

**V. Approval of previous Meeting Minutes**

Motion to approve the minutes of April 14<sup>th</sup>, 2022, by Sharon O'Reilly, 2<sup>nd</sup> by Ken Judd. Motion carried.

**VI. Report from District Manager**

"See Attached"

**VII. Treasurer Report**

"See Attached"

**VIII. Chairperson Report**

Karin Anderson stated that according to Roberts Rules that unless there are any changes or corrections requested on the minutes, they can be approved by her as they stand. No motion or vote is required.

She spoke concerning the dissent on Facebook and the slandering of Board Members and others that volunteer their time for Holiday Park and reiterated the importance of meeting etiquette.

Concerning the Renovations there will be some meetings of which a quorum will not be present in order to approve anything (May 31<sup>st</sup> & June 7<sup>th</sup>). They will still be held to receive information on the bids. The hope is there will be sufficient board members for the June 14<sup>th</sup> meeting to approve the bids and move forward with the work on Phase I.

**IX. Trustee Report**

Ken Judd – stated he will be gone for the summer, please contact the office if you wish to procure a compound space. I will return in the fall and assign spots if available.

Deborah Perla – is discouraged about the lawn service. The service to the park has been of very poor quality and has gone uncompleted, yet we are paying them for their service. She would like Brightview be put on notice for termination of contract.

Sharon O'Reilly – addressed the residents on her work concerning communication and consistency in terminology on safety. A reminder to always call 911 in the event of an emergency and if non-emergency 941-429-7300. Thank you

Don LaMaster – None

Bob Bachman – None

John Rabideau – None

Jim Oliver – Asked for volunteer resident for ACC.

#### **X. Resident Comments**

Bill Mitchell – concerning the assessment if not all being used on loan at this time, where will the money sit. Bob Duncan and Don LaMaster responded that an account was created specifically for the bond and the first initial interest payment will be placed there and as the payments are required the money will be placed in that account. Some of the funds will go to maintenance and other repairs/upgrades as needed per the Resolution to cover those costs.

#### **XI. Old Business – none**

#### **XII. New Business**

##### **1. Audit 2020-2021**

Our auditor, Tom Cramer went over the draft report of the audit for the residents and board. He stated that we are in compliance, and everything is in good order with only one recommendation concerning the recording and paying on the credit card expenditures.

##### **2. Trustee Vacant Seat 8**

Karin Anderson asked the board to make a motion on whether they wished to fill the vacancy for Seat 8 or leave open until elections in March. Deborah Perla made a motion to approve the filling of the vacancy for Seat 8, 2<sup>nd</sup> by Don LaMaster, motion carried.

Two (2) residents turned in their resumes for consideration. Don LaMaster made a motion to consider Donna Mills as Trustee, Seat 8, 2<sup>nd</sup> by John Rabideau, motion carried. Deborah Perla made a motion to consider Maria Stewart as Trustee, Seat 8, 2<sup>nd</sup> by Jim Oliver.

A verbal vote is required and was conducted as follows. Donna Mills received

5 votes & Maria Stewart received 2 votes.

Don LaMaster made a motion to approve Donna Mills as Trustee Seat 8, 2<sup>nd</sup> by Sharon O'Reilly, motion carried.

**3. Budget 2022-2023 & Resolution**

Ken Judd made a motion to approve the Proposed Budget for fiscal year 2022-2023, 2<sup>nd</sup> by Don LaMaster, motion carried. Karin Anderson introduced the Resolution for the Assessment increase and asked for a motion for approval. Don LaMaster made a motion to approve the Proposed Budget as presented, 2<sup>nd</sup> by Bob Bachman, motion carried. Motion to approve Resolution 2022-10 Assessments by Don LaMaster, 2<sup>nd</sup> Ken Judd, motion carried.

**4. Conditions of Employment revision**

Item was removed from agenda since a response is still pending from the attorney on the document.

**5. District Manager's Duties & Responsibilities revision**

Item was removed from agenda since a response is still pending from the attorney on the document.

**6. Trustee Job Description – Personnel**

Item was removed from agenda since a response is still pending from the attorney on the document.

**7. Pool Repairs – Ph 2**

Motion to approve the Galaxy Bid, for \$38,150 with standard color finish by Ken Judd, 2<sup>nd</sup> by Bob Bachman, motion carried.

**8. General Rules & Regulations**

Motion to approve the revisions to the General Rules & Regulations as presented by Bob Bachman, 2<sup>nd</sup> by Sharon O'Reilly, motion carried.

**9. Resolution 2022-08**

Motion to approve Resolution 2022-08 as presented by Don LaMaster, 2<sup>nd</sup> by John Rabideau, motion carried.

**10. Resolution 2022-09**

Motion to approve Resolution 2022-09 as presented by Bob Bachman, 2<sup>nd</sup> by Sharon O'Reilly, motion carried.

**11. Trustee Communication & Technical Support**

Motion to approve the Trustee Job Description of Communication & Technical Support by Sharon O'Reilly, 2<sup>nd</sup> by Don LaMaster, motion carried.

**12. Communication & Technical Support Committee**

Karin Anderson will appoint members to this board. She will begin the selection process and already has some residents in mind.

**13. Trustee – Asst Secretary, approval for check signer**

Motion to approve the Trustee Job Description: Assistant Secretary, by Bob Bachman, 2<sup>nd</sup> by Don LaMaster, motion carried.

**14. Compound Agreements revisions**

Motion to approve the revisions to the Compound Agreements as presented by Ken Judd, 2<sup>nd</sup> by Jim Oliver, motion carried.

**15. ACC Rules & Regs 26 revision**

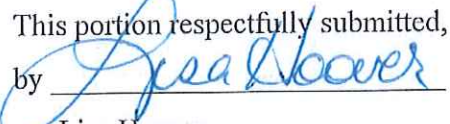
Motion to approve the revision to ACC Rule 26 as presented by Jim Oliver, 2<sup>nd</sup> by John Rabideau, motion carried.

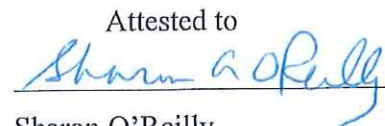
**16. ACC Rules & Regs 33 revision**

Motion to approve the revision of ACC Rule 33 as presented by Sharon O'Reilly, 2<sup>nd</sup> by Jim Oliver, motion carried.

**17. Variance request for 5126 Palena**

Motion to approve the variance for 5126 Palena concerning the skirting by Jim Oliver, 2<sup>nd</sup> by Ken Judd, motion carried.

This portion respectfully submitted,  
by   
Lisa Hoover

Attested to  
  
Sharon O'Reilly

The minutes from this point forward were taken by Sharon O'Reilly

**18. Men's Club Funding List, Items 1,3,6,7**

Motion to approve Men's Club Items 1, 3, 6, 7 by Jim Oliver, 2<sup>nd</sup> by Bob Bachman. Discussion ensued. Jim Oliver stated that in number 6 they were approved only for single door. Motion approved with the change to single door under Item 6.

**XIII. Supplemental Items**

1. Jim Oliver motioned to approve a new form "Request for Variance" and a change in the items reviewed by the office. Motion seconded by Bob Bachman. Motion carried.
2. Bob Duncan discussed the window modification changes requested by the architect that we all agreed to the proposed changes.
3. Karin Anderson reported that there are two Facebook pages with the Holiday Park name, and neither are approved by the park. She asked for a motion to add a disclaimer to the sites clarifying that these websites are not associated with the park. The lawyer advised this, and he will write up the necessary wording for this disclaimer and send it to the sites. Ken Judd motioned that we approve this disclaimer and Bob Bachman 2<sup>nd</sup>. Discussion included clarification that the trustees could ask that general information be posted on these sites. Motion carried.
4. Bob Duncan presented an application for in-home caregiver for the resident at 5452 Joy Court. Motion to approve by Ken Judd and Jim Oliver 2<sup>nd</sup>. Discussion occurred. Ken Judd mentioned that there were dogs on the property and was told by the resident they would be removed. Sharon O'Reilly noted conflicts on the application with regard to how much care the resident actually needs. Resident comment by Gregory Orndorff that the unit was owned by his wife's mother and that they would remove the dog. Ken Judd suggested that we approve the application for 90 days with the stipulation that the dog is removed. Motion carried.

5. Chairperson Karin Anderson discussed Lisa Hoover's letter to the board regarding use of talk radio in the office during business hours. She asked for a motion to approve the use of the radio. Ken Judd made a motion to approve, and this was seconded by Jim Oliver. This was followed by a discussion. Karin felt like the radio was affecting Lisa's job performance. She also reported that the lawyer advised that the radio not be on. Ken Judd stated that he does not like to have the radio on. Jim Oliver felt that no political radio news should be on in the office. Sharon O'Reilly felt that talk radio was distracting while working and it was a common business practice to not have talk radio on while working. Debbie Perla felt that Bob Duncan should be supervising this issue and Bob Bachman agreed. Bob Bachman and Jim Oliver asked Bob Duncan why he did not deal with this issue. Don LaMaster stated he did not feel that the radio should be on.

Resident comments: Dick Gortz stated that we hire Bob to supervise employees and that employees should only report to Bob. He stated that we have a long-standing history that the board does not address employee performance/complaints at public meetings.

Lisa Hoover – Holiday Park employee, felt she should be able to listen to the radio and that it did not impact her work.

All Trustees voted no to the motion to approve the use of the radio in the office. The motion did not pass and therefore there will be no radio use in the office.

#### **XIV. Trustee Comments**

Jim Oliver stated that he wanted to ease the burden of the busy office staff and that was motivation for the ACC taking back approval for some applications.

Bob Bachman mentioned that the last music event of the year will be next Wednesday, May 11<sup>th</sup>, from 3-5pm and will feature Dave and Theresa. It will be held in the picnic area.

Jim Oliver asked Ken Judd about cars parked on the grass and Ken said that on the property that he was referring to the cars are parked on the gravel driveway. Jim reminded us that cars must be off the grass on mow days.

#### **XV. Resident Comments**

Linda Thomas, 6450 Kilohee, asked that the pool temperature be increased to 88° and presented a list of signatures with this request.

Linda Fanning, 6992 Awawa, has some concerns about the general upkeep in the park including the painting on pool building and mold on pool chairs and requests that Bob Duncan regularly inspect the property.

Carl Horrigan, 6748 Moonlight Ct., asked what criteria the Board used to sign off on applications and why they needed to be involved. Lisa Hoover responded it is in the Deed Restrictions, section 11.

Catherine Puchala, 5448 Joy Ct., expressed concern about the 20-year-old caregiver on her court and his ability to act as a caregiver and was concerned that he had 2 pit bulls.

Bill Mitchell, 6563 Hikina, asked Bob Duncan about the status of employee evaluations.

Robin Pless, 6475 Center Dr., stated that she agreed with Dick Gortz's statement and Bob Duncan should have handled the matter privately.

Becky McLenon, 6476 Fleetwood, wants to plant a palm tree in her yard. Jim Oliver advised her to go to the next ACC meeting. She also had a question about pet sections in the park.

Thomas Daniel Stuart, 6855 Alani, suggested that we have one pool at a lower temperature and the other pool at a higher temperature. He also expressed concern about two large dogs without collars running around the park.

Julie Baitty-Ross, 5677 Holiday Park Blvd., also commented regarding the loose dogs.

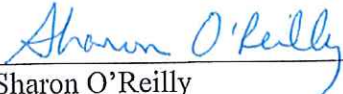
Steve Slocum, 6409 Keena Ct., expressed concerns about how the board meetings are run and felt like there needed to be improved communication.

Becky McLenon, 6476 Fleetwood, reported that she was the one who had made the Facebook comment regarding dogs and cougars.

**XVL. Adjournment**

Motion to adjourn the meeting by Don LaMaster, 2<sup>nd</sup> by Jim Oliver, motion carried.  
Meeting adjourned at 8:55 pm.

Respectfully submitted,

  
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Sharon O'Reilly