

Holiday Park, Park & Recreation District
Workshop Meeting Minutes
October 27, 2020

I. Call to Order by Chairperson Dick Gortz @ 9:00 AM

II. Roll Call

Taken By: Barbara Vitolo

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

Absent: Trustee Mike Nasalski, Trustee Bob Bachman and Sgt at Arms George Clinch

III. New Business

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

1. Discussion on changes to General Rules & Regulations

Karin Anderson advised that the Park had received a legal opinion on the Day Guest rule. The Lawyer advised that House Bill 1855 takes precedent over the Deed Restrictions. Therefore she recommends that the park “add day guests must register at the office prior to using Holiday Park Facilities.” She also recommends that Section C Day Guests should be added to the General Rules and Regulations.

Cheryl Morris liked the changes recommended by Karin Anderson but would like to see minor changes to the wording. In section C, item 3 should include the word “must” before “follow park rules.” In section C, item 6 should include “must have their day guest card stamped.”

Dick Gortz explained the conflicting House Bill 1855 and Deed Restrictions. Don LaMaster agreed with the changes Karin Anderson recommended and agreed with the inclusion of the word “must” recommended by Cheryl Morris. Ken Judd questioned if a 14-year-old grandchild would have to get a day guest pass and pay the fee.

Karin Anderson stated that yes the grandchild would have to pay.

The General Rules and Regulations will be moved to the agenda for the November 12th meeting for a vote.

2. Fines for Violations of Deed Restrictions & Rules.

Dick Gortz reiterated the difficulty with enforcing deed restrictions and the court system granting delays for more than 2 years. House Bill 1855 allows for a fine schedule to be imposed by the park. There would also be an appeal process for the residents. Fines cannot become a lien on a home. These fines would be imposed after a trustee vote. Tri-Par Estates, with the same type of enabling legislation and a similar sized park, has just implemented a fine system and has shared their process with us. By the next meeting, Dick Gortz would like to have a 5 person committee to work on a fine structure process

for Holiday Park.

Cheryl Morris thought that while the Tri-Par Estates process was a fairly good structure, many changes would have to be made with wording for it to work for Holiday Park. The wording would need to be more concise and there would need to be a process to monitor and decide who would bring forth fines.

Don LaMaster agreed with Cheryl Morris that the wording needs to be changed.

Dick Gortz stated that once the committee has provided the process, it would need to be reviewed by the lawyers.

Jim Oliver stated that the committee would need to be determined and they would work together with the trustees and the lawyers.

Dick Gortz stated that once a homeowner was notified of a pending fine, that it would go before the Trustees for a vote. If the Trustees approved the fine, the homeowner could appeal to the committee to review.

Cheryl Morris questioned if the current violators are grandfathered.

Dick Gortz stated that the legal opinion is that we can not go back on old violations.

Karin Anderson believes that once there is a fine system, voluntary compliance will be more accepted.

Tess Schofield stated that the Tri-Par system seems to be drawn out and would like to see a quicker process with less steps along the way.

Betty Hart stated that the Tri-Par system is only a guideline, we must have a process that works for us.

Ken Judd asked if the Tri-Par system could be put on the web site for resident review.

Karin Anderson stated that she was concerned that posting the Tri-Par system could be confusing for our residents.

Don LaMaster asked if a violator's name would be made public at the meetings.

Dick Gortz stated that once the violation was up for Trustee vote, it would be public. Most residents at the workshop were in favor of having a fine system. Resident Carol Clinch questioned once the committee determined a fine system, how a violator would be determined.

Dick Gortz stated that an Ad-Hoc Committee will only determine the fine system and the rules. Once that is done the Ad-Hoc Committee would be disbanded and a second committee would be appointed to be the appeal committee. Dick Gortz would like the Ad-Hoc Committee appointed by the next meeting.

Cheryl Morris suggested that the Ad-Hoc Committee keep the Trustees informed of their progress.

Don LaMaster stated that Trustees can attend meetings as observers only.

Karin Anderson agreed with Don LaMaster that a Trustee can attend only as an observer.

Resident Norb Schneider would like to add his name to the Ad-Hoc committee.

Jim Oliver questioned the rules of appointing a committee.

Deb Perla asked if an ACC member could be on the committee.

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

IV. Supplemental Items

Tess Schofield stated that Brightview will attend the next workshop on November 24, 2020 at 9am, to answer all resident questions and comments. We are now entering the winter lawn schedule of 2 mows per month.

V. Trustee Comments

Ken Judd stated the in the utility compound space #18 there is a trailer that does not belong there. He asked if anyone know who it belongs to? It has an Illinois Plate.

VI. Residents Comments

Residents were concerned with the landscaping beds around the park that need work, the pond fountains and pool cleaning.

Tess Schofield is working with the new groundskeeper to get the areas that need attention. The 2 landscaping beds in Phase II that need work do not have any irrigation and dead plants were removed from the beds.

Don LaMaster stated that new pond lights and fountains were just ordered.

Tess Schofield stated that many items are back ordered due to COVID.

Resident Norb Schneider stated that Trustees are neutral when they attend committee meetings but can voice opinions as a homeowner.

Jim Oliver stated that as Liaison to HOA, he talked to John Rabideau concerning the holiday decorations in cul-de-sacs. Once they are set the mowers will need to be aware.

Betty Hart stated that she will ensure that Brightview is aware of the cul-de-sac decorations and that they will not mow once they are placed.

Karin Anderson stated that cul-de-sac decorations should be aligned with the HOA schedule for decorations.

Resident Jan Siekierk stated that she likes to start the decorations in the beginning of November.

Resident Marilyn Burks inquired when the Phase II pool would reopen and if both pools would remain open.

Dick Gortz responded that when the Main Hall is under construction in the coming weeks, there may be a time when the Pool and Laundry may be closed for safety reasons.

Tess Schofield stated the Phase I building after the concrete is applied, there will be a 2 month cure time frame before painting can begin.

Resident Wiz LaMaster stated that bean bag baseball will not held until it can be held in the Main Hall.

Cheryl Morris expressed concern over the weeds growing over the fences and in some cases bringing them down.

Tess Schofield stated that there is an invasive plant growing along the fence line on Route 41 and the City of North Port codes enforcement is taking care of the issue.

VII. Adjournment

Motion to adjourn the meeting by Don LaMaster, 2nd by Cheryl Morris.
Meeting adjourned at 10:02am.

Respectfully Submitted,



Barbara A Vitolo
Bookkeeper, Holiday Park

Approved by,



Cheryl Languirand Morris
Secretary, Board of Trustees