

**HOLIDAY PARK, PARK & RECREATION DISTRICT**  
**Board of Trustees Workshop**  
Main Recreation Hall  
November 27, 2018 @ 9:00 AM

**I. Call to Order:**

The meeting was called to order by Chairperson Richard Gortz at 9:00 A.M.

Chairperson Gortz welcomed new Park Manager, Tess Schofield to her first workshop.

Chairperson Gortz announced that Jessica Montgomery would be taking meeting minutes in Secretary Dorlis McKinney's absence.

**II. Roll Call:**

Taken by: Jessica Montgomery

Present: Chairperson Richard Gortz, 1st Vice Karin Anderson, Treasurer Don LaMaster, Trustees Ken Judd, Betty Hart and Bob Bachman, Park Manager Tess Schofield, and Sergeant-at-arms Jim Oliver.

Excused: 2nd Vice Brent Corey, Secretary Dorlis McKinney, Trustee Bill Mitchell

**III. New Business:**

**1. Resignation of trustee**

Jessica Montgomery read 2<sup>nd</sup> Vice Chair, Brent Corey's, letter of resignation for all in attendance.

Discussion:

Dick Gortz said Brent will be missed greatly. Brent was a researcher, very good with the details and always professional.

Dick Gortz suggested leaving the vacancy on the board until March as the seat is up for election at that time.

**2. Deed Restrictions**

1<sup>st</sup> Vice Chair, Karin Anderson, explained that this item was included on the agenda by mistake. Deed restrictions will be back on the agenda in March and be on the lookout for an article in the newsletter on this topic.

**The board consensus was to table this item for further discussion in March 2019.**

**3. Check signer - Removal of Brent Corey and addition of Bob Bachman**

Chairperson, Dick Gortz, asked if Trustee, Bob Bachman, accepts proposal to be a check signer. Bob Bachman accepted the check signer duty.

**The board consensus was to move this item to our Regular meeting agenda.**

**4. Trees on Tuscola Blvd.**

Park Manager, Tess Schofield, explained that there are currently 14 trees that need replaced because they are absent, dead or diseased. Mentioned there are 15 more in the near future. Open for general discussion.

Discussion:

The trustees discussed self-pruning trees, such as Foxtail Palms. Sizes of the trees were discussed, and most trustees agreed that the 10'-12' range would be best and most cost effective. Park Manager, Tess Schofield, gave prices of the trees. 10'-12' Foxtail Palms are \$160-\$200 and 20'-24' of the same kind are \$770-\$810. Discussion took place regarding installation as well because that would increase cost but usually provides a "warranty" on the tree. Chairperson, Dick Gortz, mentioned doing a benefit analysis on our options.

**The board consensus was to table this item for further discussion at a future Workshop.**

**5. ACC committee – proposal for Hal Strang change from alternate to permanent**

Discussion:

Trustee, Bob Bachman, spoke about an opening due to Bill Mitchell's appointment to the Board of Trustees. Said Hal Strang is a big asset to ACC.

**The board consensus was to move this item to our Regular meeting agenda.**

**6. Holiday Park General Rules and Regulations – Regarding gas tanks**

Discussion:

Park Manager, Tess Schofield, summarized the Amerigas situation in which their lines were beyond repair and therefore above-ground gas tanks of all kinds are being installed around the park. Tess read the proposed rule for those in attendance.

Regarding the rule proposal, the Trustees, Park Manager and residents had many questions and discussions on placement, size and currently not requiring an ACC permit to install. Placement is determined by city of North Port's rules, considers proximity to mobile home, windows, ignition sources, etc. Resident installed his own tanks, is this legal? Tess is going to check on that. Size was determined by the company in most situations, some said they had no choice but to get larger tank (and weren't very pleased with that) due to company trying to cut back on fill-ups. ACC would like more direction from the Board on the rule requirements. Some tanks already have enclosures that look nice, can we use these as examples? Some were not in favor of the rule because we do not require a permit for the installation of the tank(s). However, some residents are unhappy because the tanks are unsightly.

Cheryl Morris – concerned about enclosures, would it require more changes to the deed restrictions?

Bob Bachman – Should've been handled better up-front, more research.

Dick Gortz – We can tell them how big a new home can be, can we tell them how big their tank can be? Is it a utility or not? I will be asking our legal counsel.

Betty Hart – Do we know how many people in the park have gas? No.

Don LaMaster – Can we call the city in to look for violators in the park? Park Manager to follow-up on this.

Regarding safety:

Yvonne Warner – Wednesday evening there was a gas leak, fire department and gas company were called. Residents were evacuated, it was a serious matter. Very concerned about safety. Spoke with Tess and that was the 3<sup>rd</sup> leak in 4 to 6 weeks. Amerigas was on-site yesterday checking homes and shutting off lines. Eventually they will flush and cap off.

Dick Gortz – Why not shut off out on Tuscola and de-pressurize? The general response was that the lines were still being used by some and we were told they were safe.

Park Manager, Tess Schofield, to follow up with city to see if we can get Amerigas to move faster with shutting down lines.

Jim Oliver – Change as quick as possible but park has not been switched over yet and we need to be safe.

**The board consensus was to table this item for further discussion at a future workshop.**

**7. 5744 Holiday Park Blvd. – Request for ACC variance**

Trustee, Bob Bachman, explained the request for ACC variance due to non-adherence to ACC rules #13 and #26. Bob relayed that the residents' use of the drapes was to block the sun, still needs the 12" at top and bottom.

Discussion:

The Trustees, Park Manager and residents had many questions and discussions on the openings required at top and bottom (ACC rule #26a). Purpose is for winds/storms. Several agreed that the material used does not affect the winds/storms. This rule is violated frequently, lots of letters get sent. Summer letters sent to many and they were upset. Discussion took place on how to enforce and keep track of managing letters and fines.

Hal Strang – When making exceptions to rules, things start declining, we can't say no. Supports opening at top and bottom so it doesn't become like a wall.

Pat Millen – My husband helped take down the screened in porch, they have the right to re-install this porch and could then re-install curtains. How is the screening different?

Bob Bachman – Screening is considered a wall and re-install would require a permit.

Jim Oliver – In ACC we must make decisions based on the rule. We can't change the rules in the meeting, but we're there to enforce them. I'm not against it, but I voted no because of what the rules state. We end up being the bad guy.

Dick Gortz and Bob Bachman both stressed that the trustees and committee members cannot inspect individual properties, this is performed by management.

Yvonne Warner – Drapes not offensive but once one exception is made it opens Pandoras box.

Bob Bachman – The problem ACC has is that they find out after something is done and then it's a headache trying to correct.

Betty Hart – If she dropped 12" down she would be within rules?

Bob Bachman – Yes.

Dick Gortz – None opposed to variance.

**The board consensus was to move this item to our Regular meeting agenda.**

**IV. Supplemental Items:**

**1. Don LaMaster – Dismissal of Zachary Shorty, groundskeeper**

Treasurer, Don LaMaster, explained that the employee was using equipment and gas afterhours for personal jobs. Employee was warned and violated again. Also, very insubordinate over past few months.

Discussion:

Bob Bachman – Do all employees know this?

Dick Gortz – Yes.

Don LaMaster – Absolutely, because of past occurrences, this has been discussed a lot.

**The board consensus was to move this item to our Regular meeting agenda.**

**2. Karin Anderson – HOA purchasing large TV's for the main hall**

1<sup>st</sup> Vice Chair, Karin Anderson, asked HOA President, Mary Margaret Bryant, to share the guidelines on the TV usage.

Ken Judd – must be approved by the board.

Mary Margaret Bryant – Apologized for by-passing the board as it was not intentional, just trying to replace an existing fixture. Current TV's are small and cannot be seen (bingo). Brought up concerns about fighting while watching sports, mentioned that she puts a lot of thought into things before bringing them to the board. We tend to "what if" issues to death. All activities have the potential for fighting. With that being said, the guidelines would remain the same as any other event(s), it would require room requests, 60% being residents, cleaning up, etc.

Dick Gortz – TV's only used for official activities? We may be asking for trouble.

Betty Hart – Basically open for any HOA function like it's always been.

Mary Margaret Bryant – Same as any other HOA activity, never intended for private use, need direction from board.

Dick Gortz – Need controls in place.

Ken Judd – Larger TV's still may not help, need controls in place. Wasn't a football package requested? Basic cable is running currently and has some sports.

Dick Gortz – Doesn't want just open to anyone. Should be HOA organized and authorized.

Mary Margaret Bryant – Agreed.

**V. Trustee Comments:**

**Ken Judd:** No comment.

**Betty Hart:** Computer club meeting tonight at 6:30pm, Tom Carr will be teaching us how to clear our computer(s). Please come out and join us.

**Karin Anderson:** No comment.

**Bob Bachman:** No comment.

**Don LaMaster:** Thank you to Jessica for taking the minutes today.

**Dick Gortz:** Election will be Tuesday, March 12, 2019 for even seat numbers, #2 Don LaMaster, #4 Betty Hart, #6 vacant seat and #8 Bill Mitchell. Filing dates are noon on December 31, 2018 through noon on January 4, 2019. That is 4 full days because one day is a holiday, they probably won't extend the window. If you're interested there's a \$25 fee and packets will be available in the office Monday.

Karin Anderson – If paperwork seems overwhelming they will help you over at the election's office.

**VI. Resident Comments:**

Wiz LaMaster – It is common knowledge that maintenance employees do personal work around the park. Residents don't approach when they are working for Holiday Park.

Dick Gortz – Employees need to stress this as well.

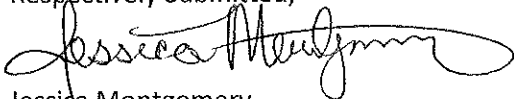
Hal Strang – Being a member of HOA, voting on TV's was not activity driven, they just want to improve/replace the equipment. No bad intentions.

**VII. Adjournment:**

**Motion to adjourn the meeting by Don LaMaster, 2nd by Bob Bachman. All in favor.**

**Meeting adjourned at 10:23am.**

Respectively Submitted,



Jessica Montgomery  
Holiday Park, Administrative Assistant