

Holiday Park, Park & Recreation District
Workshop Meeting Minutes
March 23, 2021

- I. **Call to Order** by Chairman Dick Gortz @ 9:00 AM. Dick Gortz reviewed the rule of the meeting and asked attendees to remove masks when they speak. Mr. Gortz reminded everyone that it is against Florida Law to carry a weapon into a special district meeting.

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 Sharon O'Reilly, Trustee Jim Oliver, Trustee Deborah Perla, Trustee Bob Bachman and Sgt at Arms, George Clinch.

III. **New Business**

Chairperson Dick Gortz asked for resident comments concerning agenda items at this time.

Resident Bill Mitchell questioned why the website does not have minutes and back up information concerning the agenda items.

Ken Judd stated that the information needs to be available on the website.

Cheryl Morris stated that the information should be available to all residents on the web site.

1. **Truck Bids**

Bob Duncan reported that he has 3 bids for a new truck and is waiting on one more. Greenway Nissan in Venice is quoting a 2020 Nissan Frontier for \$28,000; Gettel Nissan in Sarasota is quoting a Nissan Truck for just under \$28,000 and Sarasota Toyota is quoting a 2021 Tacoma for just over \$28,000.

Mr. Duncan also stated that these are just preliminary numbers before trade in.

Karin Anderson stated that the bids include taxes that we do not pay.

Cheryl Morris questioned the availability of 0% financing.

Ken Judd stated that he did not think a club cab was necessary and he recommended trading in the truck we currently own.

Don LaMaster agreed with Mr. Judd a trade in is the best option.

Resident George Clinch would like to see a GM vehicle and as a retired autoworker would be willing to use his friends and family discount.

Mr. Duncan was requested to secure additional quotes for American made vehicles.

The truck bids will move to the next regular meeting agenda.

2. **Gator Bids**

Dick Gortz stated that the current Gator owned by the park is old and nearing

the end of its useful life.

Bob Duncan stated he has received bids from Everglades Equipment Group for \$8375 to replace the Gator, a bid of \$11,526 for a Mahindra and bid of \$9,799 for a Kubota.

Cheryl Morris stated that a new Gator is needed.

Ken Judd stated that the park just put over \$700 in repairs to the Gator. Mr. Judd thinks the current Gator should be run into the ground before replacing.

Dick Gortz stated that the Gator was repaired because it was needed equipment.

Deb Perla also agrees with Ken Judd, the Gator should be used until it dies.

Don LaMaster stated that the park should run the Gator until it dies but approve the purchase of a new one.

Jim Oliver questioned if an electric machine was considered.

Ken Judd was concerned an electric machine would not be able to be run a full day.

The Gator bids will move to the next regular meeting agenda for approval.

3. Fence Bid

Bob Duncan reported the fence bids are to replace fencing on 3 sides of the property. The new fence would run along Sumter Boulevard, Chancellor Boulevard and South Biscayne Drive. Mr. Duncan requested a bid from USA Fence and All American Fencing. All American Fencing quoted Black Aluminum fence at \$311,049 and Black Chain Link at \$142,699. Disposal and removal would be an additional \$14,436.00. USA Fence did not provide a bid.

Cheryl Morris questioned the viability of white PVC fencing. Ms. Morris stated she appreciated all the bids and questioned the plan for making all these capital improvements.

Dick Gortz stated that these bids are needed to get financing options.

The Fence bids will be tabled until the next workshop.

Resident Bill Mitchell stated he is concerned about borrowing money when the uncertainty of the LLC is still ongoing.

Dick Gortz stated that the park has deed restrictions and excellent attorneys to protect the park.

Bill Mitchell stated that the expensive black fencing is not the best option for the park.

4. Asphalt Bids

Bob Duncan reported he received 2 bids to repave Tuscola, the entrances to Phase I & II and the parking lots. Atlantic Southern bid \$169,070 and Advanced Asphalt bid \$218,757.50.

Bob Bachman asked if the areas around the park that need repair could be included in the work.

Cheryl Morris asked if the money put aside in the reserves for paving could be used instead of loan money.

Deborah Perla stated that the areas included in the bid are in bad condition and the repairs need to be made.

Karin Anderson stated that in the past an engineering firm did an analysis of the roads and wants to make sure the analysis is being used for this project.

Ken Judd stated that he believes the park could wait 3 – 5 years before the repairs need to be made.

Cheryl Morris stated that the park could wait on parking lots.

Jim Oliver stated that Tuscola Blvd and the entrances to Phase I & II are dangerous to walkers and bike riders.

Dick Gortz asked for more detailed bids and based upon past road paving specifications by the next workshop. Dick asked if the entire park could be stripped.

The Asphalt bids are tabled to the next workshop.

5. Budget

Don LaMaster went over the budget and explained that the loan repayment was included in the budget.

Bob Bachman questioned plans for the main hall.

Bob Duncan stated that he has met with flooring contractors, insurance adjusters and general contractors concerning the Phase I building.

Cheryl Morris questioned if this is the time to remodel or should the park concentrate on fixing outstanding issues.

Deborah Perla stated that the park should proceed cautiously due to concerns with the LLC. Deborah also stated that the doors are rotted and need to be replaced with or without a remodel.

Dick Gortz stated approximately 7 years ago a priority list was developed for improvements to the park. Number one on the list was a remodel to the Main Hall.

Lois Langtry stated that the trustees were derelict in their duties to the park regarding the roof and its repairs.

Cheryl Morris asked if adjustments need to be made to Legal, barcodes and roof repairs.

Dick Gortz stated that legal expenses were high due to work with lobbyists and attorneys for enabling legislation, deed restrictions and court case against a caregiver. These expenses should not reoccur.

Cheryl Morris suggested that Reserve replacement amount needed increasing.

Resident Ed Forrester stated that the condemned home on Anapa has loose siding and it is a hazard to property and people. Mr. Forrester asked the park to secure the siding.

Bob Duncan stated that the city of North Port said they would help getting the home removed. Currently the taxes and the mortgage on the home is up to date. We are in contact with our attorney to determine the next steps.

Resident Ellen Stanton stated that many sidewalks in the park are uneven and need repair.

Cheryl Morris stated sidewalks are funded in the reserve. Cheryl Morris asked if the potential fine income was accounted for in the budget.

Don LaMaster stated that potential fine income was not calculated.

Resident Sandy Hopkins asked if the future pavilion was getting more funding.

Don LaMaster responded that last year's deposit was a one-time agreement.

The pavilion is low on the list of priorities for the park

Resident Sandy Hopkins questioned if the residents would prefer privacy fencing to help with noise control.

Karin Anderson stated that some residents thought privacy fencing would be confining.

Bob Bachman requested the priority list be available in the office.

The budget is moved to the agenda of the next Trustee Meeting.

6. ACC Resignation of Deborah Perla

Dick Gortz thanked Deborah Perla for her service to the ACC and the park.

7. ACC Applications for Appointment.

Cheryl Morris stated that she had spoken to both candidates. Ms. Morris recommends that Douglas Warner be appointed as a full member of the ACC and Joseph Gregory be appointed as an alternate. The ACC would like additional members and especially members who live in the park full time. Deborah Perla stated that full time residents are needed to serve on the ACC if possible.

The applicants for ACC are moved to the agenda of the next Trustee Meeting.

8. Pet in a non-pet section application

Cheryl Morris asked if these types of applications need to be approved by the Board of Trustees.

Jim Oliver stated he likes to see the applications as it keeps the board informed.

Karin Anderson asked if this is a local doctor. The attorney has advised the park on a previous occasion that a local doctor should be obtained by the resident. Karin Anderson asked for an attorney opinion.

The pet in a non-pet section application is moved to the agenda of the next Trustee Meeting.

9. Variance request, 6912 Apopo Ct.

Resident Hal Strang stated that he had installed a shed within 12” of his home and it is difficult to keep clean and paint.

Cheryl Morris asked if there was another spot on the lot that the shed could be placed.

Hal Strang indicated that there was not another spot.

Hal Strang stated Roger Anderson is doing a rough draft of new rules for the ACC and the distance for home will be discussed.

Don LaMaster does not see a problem with the variance.

Karin Anderson states that the variance should be approved.

The Variance Request is moved to the agenda of the next Trustee Meeting.

IV. Supplemental Items

Deborah Perla proposed that the fitness center be open from 8 am – 2 pm with only 2 people per hour.

Sharon O'Reilly agreed with the proposal.

Cheryl Morris, Karin Anderson, Bob Bachman, Don LaMaster and Jim Oliver were all opposed to opening the fitness center.

Deborah Perla asked if something could be done concerning a temporary shower at the Phase I pool.

John Sermersheim questioned if the pool area could be a smoke-free environment. Marilyn Burke stated that the park needs to be more proactive about the insurance company and the roof leaks.

Bob Duncan reported that the insurance adjusted has received the bills for the roof repair, the drying of the floor and estimates for floor repairs or replacement.

Wiz LaMaster stated that with any water issue in Florida, the park needs to be concerned with mold in the Phase I building due to the water leak. George Clinch asked if the floor will be replaced or repaired prior to next season. Events are being planned for the fall in the Main Hall.

V. Trustee Comments

Karin Anderson stated that the price list for list of services offered by the office is available on the web site and in the office.

Don LaMaster reported that taxes will be done through April 12, 2021.

Jim Oliver stated for those residents utilizing helping hands, please return all borrowed equipment prior to leaving for the season.

Ken Judd stated that bids on the roof should be a priority.

VI. Residents Comments

VII. Adjournment

Meeting adjourned at 10:50 am.

Next Trustee Meeting April 8, 2021 at 7 pm.

Respectfully Submitted,



Barbara A Vitolo
Bookkeeper, Holiday Park

Approved by,



Cheryl Languirand Morris
Secretary, Board of Trustees