

- I. **Call To Order** by Chairperson John Rabideau at 10:08 a.m.
- II. **Invocation and Pledge of Allegiance** led by Sharon O’Reilly, Secretary.
- III. **Roll Call**

Chairperson	John Rabideau	Present
1 <sup>st</sup> Vice Chair	Ken Judd	Present
2 <sup>nd</sup> Vice Chair	Bob Bachman	Absent
Treasurer	Don LaMaster	Present
Secretary	Sharon O’Reilly	Present
Asst. Secretary	Deborah Perla	Present
Trustee	Jim Oliver	Present
Trustee	Karin Anderson	Present
Sergeant at Arms	Robert Burleigh	Absent

George Clinch asked John Rabideau if he could fill in as Sergeant at Arms at today’s meeting, and John Rabideau approved.

- IV. **Resident Comments**  
None

- V. **New Business**

- A. **Hurricane Ian Expenses & Other Hurricane Ian-Related Issues**

-Karin Anderson reported that we are not eligible for a Small Business Administration loan, per our attorney. She stated we do not qualify due to lack of collateral. She also stated we need to work on the insurance and bidding process and is overseeing the three committees working on bids and insurance. Other than a few photos, there was nothing helpful on Brett Burmann’s computer or files. She has organized Brett’s files. She would like the three committees to have as much information as possible prior to the 1/12/23 Regular Meeting. She stated that Steve Grosal could help determine bid costs and encouraged the two bid groups (greater and less than \$35,000) to share information with each other. She suggested prioritizing the bids as soon as possible so that Holiday Park may begin to get paid. Holiday Park will not be paid unless we put items out for bid following the Federal Emergency Management Agency (FEMA) guidelines. We need to submit claims to both our insurance company and FEMA.

- Don LaMaster stated that we can't spend any more money until we have some money coming in from FEMA and insurance. The FEMA attorney has a list of debris cleanup bills totaling more than \$500,000, but does not have receipts showing payment of these bills. Don LaMaster and Candice Shearer are organizing these receipts and will forward them to the FEMA attorney as soon as possible. Don LaMaster expects a quick payment once the attorney gets the receipts. We are losing 12% on FEMA and 5% on insurance claims.

-Cheryl Morris and Gary Chapman reported on the insurance committee progress. They are using an outside adjuster, but may need to negotiate with the desk adjuster. Cheryl Morris reported that items will be replaced at cost. They are familiar with what damages need to be submitted to insurance and the insurance caps. They hope to get a quick reimbursement from the insurance company.

-Bill Mitchell is chairing the sealed bid committee for items over \$35,000. His committee met this week, and he believes that they are making good progress.

-John Rabideau thanked Bill Mitchell and his committee, as well as Cheryl Morris, Gary Chapman, and Karin Anderson for their work with FEMA and insurance.

**B. Fountain Dolphins**

-One dolphin is severely damaged, and the others are in poor shape. The maintenance staff is spending a lot of time keeping them operable. A motion was made by Don LaMaster to remove and dispose of the dolphins, Second by Jim Oliver.

-There was discussion between residents and the Board of Trustees. It was agreed that Holiday Park would submit a claim to insurance for replacement of the dolphins. Sharon O'Reilly advised that photos need to be taken before they are removed.  
Motion carried.

**C. Loan Offer by Ken Judd and Lois Langtry**

John Rabideau thanked Ken Judd and Lois Langtry for their offer, but was advised by the Holiday Park attorney not to accept.

**D. Rear Gate**

-We don't have money to repair the rear gate. The card reader is working, and proximity cards are available at the office for \$5.00. The cards are on order, and

residents will be called when they arrive. If any resident's card is not working, the office staff may be able to reset it.

-Jim Oliver motioned to use proximity cards only for the rear gate, Second by Don LaMaster.

Motion carried.

**E. Trustee Elections**

Filing deadline is tomorrow (1/6/23).

**F. Hiring New District Manager**

-Sharon O'Reilly volunteered to oversee this process.

-Karin Anderson suggested we avoid using the Indeed website, instead using a CAM website to advertise.

-Lois Langtry asked about looking for out-of-state candidates.

-Karin Anderson responded that we would probably have to pay moving expenses.

**G. Demolition and Debris Removal**

-Many residents were concerned about home demolition and removal of demolition debris. Residents, including Tim Meyer and Al Scott asked about the possibility of placing a lien on abandoned home lots. Cheryl Morris asked about using the fine system. Ken Judd explained that a lien is not good until the property is sold and the title signed over to Holiday Park. John Rabideau reported that we are working with the Holiday Park attorney to look for solutions to this problem, and the Board of Trustees will have to vote on a plan.

-Debbie Corey asked about the abandoned limited liability company (LLC) homes.

-John Rabideau stated the LLC has been contacted and is not responding.

-Several residents, including Susan Huot, Bill Mitchell and Sean Slattery, had concerns about the Wessell/JPS demolition timeline and their use of the staging area for debris on Tuscola Boulevard. They are removing about two homes per day, so the process will be slow. Their contract also includes debris removal.

-Don LaMaster stated that no payment has been made to Wessel/JPS from the account set up by the office.

-Wayne Kane and Jim Oliver suggested that a Trustee oversee the Wessel/JPS demolition process.

-John Rabideau and Don LaMaster will make sure that no payments are made until the lots are cleared to their satisfaction.

-Margie Cochran is unhappy with screws from contractors being left in the roads. She has had multiple tires damaged.

-Karin Anderson stated that magnets were available in the office for resident use.

-Carl Horrigan has had problems with TWL Demolition and advised that residents contact him directly with questions/issues regarding this company.

-Ken Judd asked Carl Horrigan to speak with him after the meeting. Carl also suggested that the Board of Trustees may need to extend the current demolition deadline of 4/29/23.

-Linda Thomas was happy with how our Park looks, compared with others in the area.

-Ken Judd thanked FEMA and the City of North Port for their help with debris removal. John Rabideau suggested that we send a Resolution to the City of North Port to thank them, and that this be put on the next meeting agenda.

-Debbie Hall asked about the last City of North Port debris pickup date and was advised that today (1/5) is the last pickup date. After today, residents are responsible for their own debris removal.

#### **H. Damage List**

-Karin Anderson compiled a list of damages and asked that all Trustees review it and give her any additional items before they leave today's meeting. She asked John Rabideau about damage to the Phase 1 Building, and he stated it was minimal, but would update her.

#### **I. Personal Recreational Vehicles (RVs) and FEMA Trailers**

-Margie Cochran asked that the Board of Trustees consider extending the deadline for use of personal RVs, due to insurance delays. Jim Oliver agreed that

an extension may be needed. FEMA has approved the use of their trailers for 18 months.

**J. NABR Network (A Resident Portal and Communications App) Update**

Jackie Mitchell is compiling a list and asked that residents see her after the meeting, if they have not signed up yet. Cheryl Morris was concerned about third-party use of this information. John Rabideau responded that he believes it is a proprietary product, but will clarify this.

**VI. Trustee Comments**

-Ken Judd: Recovery from Hurricane Ian is a slow process and encouraged patience.

-Deborah Perla: Believes we are on the right track and encouraged residents and Trustees to work together.

-Don LaMaster: None

-Jim Oliver: None

-Sharon O'Reilly: Would like help with the process of hiring a new District Manager. Karin Anderson stated she would help after she resigns as a Trustee. Sharon O'Reilly asked John Sermersheim to help, as she knows he has a lot of HR experience.

**VII. Resident Comments**

-John Sermersheim, President of the Men's Club, said he expects our Park to be even better than before Hurricane Ian. He stated there will be picnics on 2/18, 3/18, and 4/18. He strongly encouraged attendance at these picnics. He asked for Trustee approval in the relocation of these picnics to Phase 2 and will discuss details with John Rabideau. John Semersheim stated the Men's Club volunteers were "G men," as they were always giving.

-George Clinch encouraged attendance at the upcoming Triple F Dance on 1/21/23. He thanked Jim and Tammy Oliver for their help with the Christmas event. He also asked about the electric company truck parked by the gazebo, and John Rabideau stated they were trying to fix the front sign.

-There was discussion about the upcoming Men's Club meeting times, as there was some conflict with the next Board of Trustees meeting. The next Men's Club meeting is 1/12 at 1:00 p.m.

-Dorlis McKinney asked Karin Anderson to rescind her resignation and thanked her and the Board of Trustees for their service.

**VIII. Adjournment**

Motion to adjourn the meeting by Don LaMaster , Second by Jim Oliver.  
Motion carried.

**MEETING WAS ADJOURNED AT 11:38 A.M.**

Respectfully submitted,

Attested to,

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Sharon O'Reilly, Secretary

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John E. Rabideau, Chairperson

DRAFT