

Holiday Park Park & Recreation District
Emergency Meeting Minutes
October 8, 2022

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

Taken by Sharon O'Reilly

Present: Chairperson John Rabideau, 2nd Vice Chair Bob Bachman, Treasurer Don LaMaster, Secretary Sharon O'Reilly, Asst. Secretary Deb Perla, Trustee Jim Oliver, Trustee Karin Anderson, Trustee Donna Mills, Dist. Mgr. Brett Burmann, and Sergeant at Arms, Robert Burleigh.

Absent: 1st Vice Chair Ken Judd.

IV. New Business

John Rabideau opened the meeting by stating that the purpose of this emergency meeting was to give updates on the power restoration and Hurricane Ian cleanup process.

1. Power Restoration

Brett Burmann gave an update on power restoration. Venice Electric has been hired to go to each home to assess whether they can safely receive power and should finish this process today. Then FPL can start to restore power. Brett answered multiple questions regarding the restoration of electricity. He advised residents that the meters would be pulled on homes that were deemed to be unsafe to receive electricity and/or if the meter pole is damaged. Individual residents will need to pay to have their meter pole fixed and he is enlisting the help of Venice Electric to help with meter poles. FPL will also need to fix some transformer boxes. It was advised to turn off each individual breaker in your home and each resident will need to turn on their main breaker when power is restored.

2. Security and Fencing

Brett has ordered black coated chain link fence with a 25-year guarantee. Each post will be cemented. The installation will begin 11/2/22 at a cost of approximately \$324,000 for 6.5 miles of fencing. Brett has a security company patrolling the park 8pm to 7am. Bill Mitchell liked Brett's idea of having residents volunteer to man the front gatehouse and this has worked well in the past.

3. Temporary Storage on Individual Properties

A motion to allow RV's, travel trailer, pods on individual property for a period of 4 months to collect and store belongings starting today was made by Jim Oliver, 2nd Bob Bachman. These may not interfere with cleanup or extend into the street and must stay on the individual property imprint. Owners using RVs are responsible for water and sewage. Discussion between resident and trustee ensued. Jim Oliver clarified that this motion did not include plastic sheds.
Motion carried.

4. Financial Concerns regarding cleanup of Holiday Park

Bill Mitchell expressed that he thought our District Manager was doing an outstanding job. He wanted to make sure that all the trustees were involved in making the financial decisions and quoted House Bill 1855, Section 8, "No debt shall be created without the approval of the Board of Trustees". Brett reminded us that we have a 2.4 million insurance policy with only a \$2500 deductible. Jim Oliver reminded the residents of the discussion at the last emergency meeting that it was agreed no bond money would be used and that the Board gave permission for the 1.1 million of restricted funds to be used for cleanup and security to include fencing. Jackie Mitchell asked if FEMA had been contacted and Brett responded that we will be working with insurance first and that his wife will be contacting FEMA.

5. Individual Home and Yard clean up and disposal

Many residents had questions regarding yard cleanup, debris, and tree removal. Each individual owner is responsible for removing debris and downed trees. Bob Bachman advised if anything is touching your house the owner must remove it. He has a phone number for

residents that need help. Debbie Moore has a tree down on the fence and Brett told her he would contact her. Brett also has some contacts that may help residents with removal of roofs and larger items. Items for disposal should be placed at the curb and separated into insulation, metal, and brush per Bob Bachman. Regular garbage pickup will resume on Monday, Oct 10, recycling pickup will resume Wednesday, Oct 12.

Jim Oliver reminded residents that everyone not living in the park should have a caretaker and should enlist their help if they are unable to do cleanup themselves.

6. Removal and replacement of Homes that are Not Habitable

Many residents expressed concerns regarding the process of removing their homes. Brett is working with several companies to see if he can get a better price for bulk removal as well as replacement homes. Bob Bachman advised that when removing your home everything including concrete must be removed and city permitting must be acquired for this. Jim Oliver stated that sometimes you can get a special permit to keep the driveway.

Several residents advised contact with FEMA and other grants for homes. FEMA only covers primary residence.

There was concern expressed about abandoned homes. April Caswell advised us to work with the park attorney as she believes HP can acquire and sell property to avoid foreclosure.

Bill Mitchell stated that pursuant to HB 1855 every property will continue to be charged full assessment and taxes.

There was a long discussion regarding Lee Corp who is the only authorized seller of Jacobson homes in the park. Roy Auger was happy with the newer model home he purchased from Lee Corp which sustained minimal damage but was unhappy with subcontractor work for the add on package and that Lee Corp has been unresponsive to his call. Other residents were happy with subcontractor work on sheds, carports, etc. There was agreement among several residents and trustees that the City of North Port failed in their inspection and residents may want to get the city involved. Brett mentioned that it will take 2 years to get a Lee Corp replacement home and he is looking at other companies that can do home replacement in the park. Please

work with the ACC in the process of removing and/or replacing your home.

7. Sheds

There was a discussion among residents and trustees regarding sheds and why some sheds hold up better than others. If you have a hurricane proof shed on cement but, your home is uninhabitable, it may be able to stay on your property but will need a permit.

8. North Port Water Alert

This topic was cancelled.

9. LLC Home status

There is no updated information available.

10. Common Areas and Amenities

Linda Simmons expressed concern about dying trees and Brett responded that this would be dealt with later.

Brett stated his goal is to have all common areas and amenities repaired and up in running by January.

11. Lawn Service

Brett has been unable to get a response from Brightview. Dep Perla and Brett are looking at another company Blue Heron and were happy with the work they viewed on another property. Brett has hired Blue Heron to assist in cleanup. Don LaMaster and Brett have agreed to withhold payment to Brightview citing breach of contract. Karin Anderson advised that we consult with our attorney and follow the correct legal process regarding contractual obligations.

12. Rumors

Karin Anderson asked that we be careful to avoid spreading rumors such as the county is going to condemn our park. We are under the City of North Port; the city can deem an individual unit uninhabitable.

Lynn Leonard heard a rumor that if FEMA deems your home uninhabitable, they will lock out the owners. Brett responded that this is not true.

13. Contractor List for Clean up

Brett has hired the following contractors/groups to assist with cleanup.

John Odom, Graber, Blue Heron, and an independent group of Mexican workers.

14. Expressions of thanks

Bob Bachman expressed thanks to Mike and Charlene Livesay for serving meals to residents.

Bob Druge expressed thanks to all who have helped residents, whose homes have been destroyed and hoped all residents would remain safe.

15. Communication to Residents

Brett will keep residents up to date on the FB chatter page.

16. Future Meetings

Bill Mitchell asked that putting Carlos Sanchez on our approved vendor list be added to the next meeting agenda. John announced the upcoming meeting dates. Trustee Workshop, Oct 11th @ 9am, and Regular Meeting, Oct 13th @ 9am.

17. Closing Comments

John Rabideau asked residents to be patience with the cleanup process, to avoid spreading rumors and to stay HP strong.

V. Adjournment

Motion to adjourn by Bob Bachman, 2nd by Jim Oliver, motion carried.

Meeting adjourned at 10:23am.