

HOLIDAY PARK, PARK & RECREATION DISTRICT
Board of Trustees Workshop

Main Recreation Hall
January 22, 2019 @ 9:00 AM

I. Call to Order:

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

II. Roll Call:

Taken by: Dorlis McKinney

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

Excused: None

III. New Business:

1. Holiday Park General Rules & Regulations – Proposed addition of gas tank installation guidelines

Chairperson, Dick Gortz, suggested we table the item relating to gas tanks.

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

2. Phase I Club House

Chairperson, Dick Gortz, explained the needs for this renovation and the professional consults needed. Discussion followed as to the engineering required to renovate Phase I. He suggested we work on this and create a plan.

Karin Anderson – Stated that we need to talk about the process, finding vendors and pre-planning.
Dick Gortz – Explained that we will have a line item in the 2019 budget, and we'll be asking for help financially from our organizations.

Don LaMaster – Stated that we should discuss in spring as to our plans.

Frank Rieser – Asked if the building will be hurricane proof?

Dick Gortz – No.

Mary Margaret Bryant – Shared her concerns about budget, HOA has limited funds.

Dick Gortz – Stated that volunteers & clubs are great to help with projects.

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

3. Phase II Club House

1st Vice Chair, Karin Anderson, wants to discuss plans, bids, etc., as to what is needed and who would do the work. Chairperson, Dick Gortz, explained that three years ago, we asked residents what they would suggest for our Holiday Park future. A capital improvement plan included a fitness room and renovation of our buildings. The removal of the mansard roof was considered an important part of the renovation. Discussion followed.

Park Manager, Tess Schofield, prepared a ten (10) point renovation plan for the Phase II building. She mentioned that it would be great to have these changes for our 50th Anniversary of Holiday Park. Our maintenance team could do the renovation during the summer of 2019. She suggested hiring additional laborers. See attached ten-point renovation plan.

Karin Anderson – Asked if we have any money in our budget for the renovation?

Tess Schofield and Don LaMaster explained that \$37,000.00 is available and Tess would like to start as soon as season ends.

Ken Judd – Stated that last year they started in April when renovating the ceramics building. He suggested getting ahead of the rainy season and to be careful with nails on the ground.

Don LaMaster – Stated that we would need to close the building entirely.

Betty Hart – Stated that she will be glad to see the brown color go.

Dorlis McKinney – Asked if the building would be the same color as the ceramics building? She likes the stone.

Tess Schofield – Yes.

Cheryl Morris – Asked about summer activities if the building is closed?

Dick Gortz – Stated that we would need to curtail some activities and use the facilities in Phase I.

**The board consensus was to move this item to our Regular meeting agenda.
Plan to be presented by the Park Manager.**

4. Pavilion for Men's Club

1st Vice Chair, Karin Anderson, opened by explaining that she had questions as to the budget for the pavilion and location.

Ken Judd – Explained that there are many uses for a pavilion in the park. It's time to discuss and start on it. We should put money away for the pavilion.

Don LaMaster – Explained that we need to determine the location first and then a line item can be created.

Betty Hart – Suggestions have been made to use back of Phase II.

Ken Judd – Stated that 420 residents attended the picnic.

Dick Gortz – Stated that he is not in favor of using our green space.

Betty Hart – Agreed.

Bob Bachman – Explained that research has been started, \$100,000.00 is a figure. Wood or metal would need to be considered. Restrooms and water are needed. Let's do it right, if we do it.

Ken Judd – Explained that restrooms could be added later.

Dick Gortz – Stated that it will need to be on the long-range plan.

Merlin Hopkins – Stated that he feels we need a pavilion. He thanked the board for considering building a pavilion.

Dick Gortz – Explained that HOA will have the final say,

Cheryl Morris – Cautioned about the line item, fences and roads. Asked how we fund capital improvements.

Karin Anderson – Explained that we have line items already in the budget for those items.

Cheryl Morris – Explained that she has no copy of the budget.

Don LaMaster – Instructed her to look online as this information is available there.

Dick Underdown – Asked if we planned to hurricane proof the renovation efforts.

Dick Gortz – Stated no, way too expensive, and facilities are available nearby.

Karin Anderson – Explained that to make it safe, it would cost several million dollars, and we would have to open it to the public and animals. Disabled individuals may register with the state, applications are in the office.

Dick Gortz – Commented that the new library in Venice is a shelter.

Mary Margaret Bryant – Stated that it was said our residents could go to Walmart, not a good idea, the building is unsafe for storms. The HOA & Men's Club don't have huge amounts of money for major projects, a line item is needed.

Don LaMaster – Asked if the residents decide where to place the pavilion.

Dick Gortz – Brought up replacement of the fence, 7200 feet. Suggested replacing segments of the fence as funds permit.

Dorlis McKinney – Agrees with this method.

Karin Anderson – Added that our records indicate about 90% completion of our former list of improvements needed.

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

5. Compounds

1st Vice Chair, Karin Anderson, opened by explaining that the rules of the compounds need to be followed. Motor homes, etc., are only able to be parked at your property for 48 hours only, not 3-4 days. Residents, you can lose your spot in the compound if the rules aren't followed.

Ken Judd – Stated that very few spots remain, our community is getting younger. He stated that Holiday Park has the right to reassign the spots and asked that the board back him up on that.

Karin Anderson – Suggested we look into the compound rules at the next workshop.

Ken Judd – Explained that some residents are unhappy that renters have spots and owners do not. The rules provide for equality between owners and renters.

Dick Gortz – Stated that we will place this on the next workshop. Renters have full access. We try for the good of the park.

Discussion followed regarding how offenders will be notified and how seasonal compound usage could be approached.

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

6. Police – Off-duty traffic control

1st Vice Chair, Karin Anderson, explained that May is when the new team will be established to monitor traffic in places such as Holiday Park. We could hire off-duty policemen for three (3) hour shifts to make our community safe.

Don LaMaster – Asked how much it costs.

Karin Anderson – Replied \$50.00 per hour, she recommends this.

Bob Bachman – Commented that at a recent meeting we discussed 15 mph, how about enforcing the limit.

Dick Gortz – Stated that the city recommended 15 mph, speedometers aren't accurate.

Ken Judd – Commented about unregistered cars in the park, some have been expired for two (2) years.

Dick Gortz – Stated that we have a rule against junk stored on the property or in the carport.

Bob Bachman – Stated that some residents have too many cars on their property, some with a cargo trailer.

Mary Margaret Bryant – Stated that US Mail and delivery trucks run stop signs and speed. She recently spoke with a violator. She is in favor of monitoring violators.

Dick Gortz – Explained that if we complain to much or get too strict the delivery process could be disturbed and then residents would need to go to their offices and pick up their packages.

Karin Anderson – Added that the hours could be our decision, we would call and schedule them.

Yvonne Warner – Explained that she was told only two (2) places were available for monitoring. She supports the decision for off-duty police.

Karin Anderson – Explained that the off-duty police could monitor the stop signs also. An empty patrol car would be no charge.

Bob Bachman – Stated that if it saves one person, money has no value.

Dick Gortz – Commented about the city having so many requests from communities that we couldn't expect to see them very often.

Don LaMaster – Suggested trying it once or twice.

Ken Judd – Suggested monthly to see how it goes.

Dick Gortz – Stated to place item on the agenda.

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

7. Wage for Groundskeeper

Chairperson, Dick Gortz, explained that \$13.00 per hour is the current wage. It's hard to get someone at this wage and we have a constant turn-over. He suggested raising the wage to \$15.00 per hour. We have drug testing, it's a tough position to fill.

Bill Mitchell – Asked if this would affect the other workers.

Dick Gortz – Stated no.

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

IV. Supplemental Items:

Trustee, Bob Bachman, explained that we currently have an opening on the ACC committee. He recommends William Birch be added as a member.

Ken Judd – Commented about him being a 6-month resident.

Dorlis McKinney – Added that he has a good working knowledge and she feels he would be a good addition to the board.

Hal Strang – Suggested 3 full-time members on the ACC.

Dick Gortz – Stated to place item on the agenda.

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

V. Trustee Comments:

Ken Judd: No comment.

Betty Hart: Stated that the Computer Club meeting will be regarding City of North Port offerings.

Bill Mitchell: No comment.

Karin Anderson: No comment.

Bob Bachman: Stated that as of January 10, 2019, the new ACC rules are available on the website. Please contact the ACC if you have a project you would like to do.

Dick Gortz: Stated that Mike Nasalski takes office the 1st meeting in March. At the next meeting, candidates will speak, including Betty Hart and Don LaMaster. Cheryl Morris and Brett Mounsey will have three (3) minutes prior to the meeting. The election is in early March. We have seven (7) days to reorganize after the election.

Don LaMaster: No comment.

Dorlis McKinney: No comment.

VI. Resident Comments:

George Clinch – Stated that he feels it is important to come to the trustee meetings. He asked if the workshops could be in the evening.

Mike Nasalski – Stated that he was pleased to hear a time frame for the improvements and suggested placing these items in the newspaper to inform the residents.

Karin Anderson – Commented that each year these items are covered at the budget meeting.

Yvonne Warner – Asked who was seat 6 and 8.

Mary Margaret Bryant – Commented that at HOA meetings she covers items discussed at the trustee meetings. January 30th is sign-ups for the February 9th Defensive driving course. NY will give no insurance discount. \$15.00 for AARP members, \$20.00 for non-members.

Tess Schofield – Asked for patience with work requests due to worker shortage.

Karin Anderson – Stated that a request was made by a resident unable to attend meetings, that meeting documents be made available in the office as to the information to be discussed at the meetings. If copies are required you will need to pay for them.

VII. Adjournment:

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

Meeting adjourned at 10:26 am.

Respectively Submitted,



Dorlis McKinney
Secretary