



PORT MALABAR HOLIDAY PARK  
MOBILE HOME PARK RECREATION DISTRICT

215 Holiday Park Boulevard NE  
Palm Bay, Florida 32907-2196

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## District Managers Report:

**03/06/2020**

Port Malabar Holiday Park Board of Trustees:

The fountain by the gate house will be repaired this week. This is the second motor gone bad. Staff pulled the fountain to the pond bank and determined it was again a faulty motor. North South Supply distributor replaced the first one, we will have to return/ship the current motor back to the manufacturer hoping for a full refund. There's too much underwater electrical to do the work inhouse, Lake Drs. Will be to replacing the motor with a different brand.

The valance for the library window is done. Looks beautiful! We will be using the leftover fabric to upholster a chair for the puzzle table.

The doors to the library will be replaced this week. Jose has already replaced the door to the maintenance room. The remainder to follow.



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The undermined areas at the bottom of the fence around the perimeter of the park have been sealed. This will be an ongoing project, if you see other areas we may have missed or new signs of erosion, please report this to the office.

I received a quote to prep the concrete for the gazebo, it was quite high. After reporting this to Terry he said his neighbor had worked with concrete and they would be happy to take on the project! This will be saving the park thousands of dollars. My thought is, we may be able to start replacing the sidewalks in house as well, forming etc.

Maintenance will be painting the arches around the perimeter of the club house, the bocci over hangs and the apron around the pool.

Will be getting 3 asphalt companies to give us bids and an explanation as to why we have the dip at the entrance to the parking lot and suggestions for some preventative maintenance. The asphalt company who did the road repairs last year said they didn't see a problem with this area. It seems to have gotten worse.



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There will be a staff meeting with the gate personnel on March 19th. We will be discussing new procedures, dress code, rearranging the gate house interior for convenience and time management. We will be painting the exterior and fixing the awning.

Seasonal residents are beginning to prepare for their trip back to their summer homes, please be sure to make arrangements to have someone weed and power wash your home (if need be) in your absence. This has been an ongoing problem every year!!! I look forward to some wonderful summer projects to beautify the whole community, it's very defeating when there are homes that are left full of weeds and mold, not to mention the time spent on chasing folks down to get them to clean up their homes. If you need help finding someone to assist you, please contact the office.



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The City of Palm Bay will have a resolution for the purchase of the nine homes in their possession to submit at their March 19 City Council meeting. An FYI, the city of Palm Bay is exempt to pay taxes, therefor Holiday park will not receive fees from Palm Bay or tax certificate fees from the county for these homes. As a reminder, some of these homes have been left vacant for 10 years plus. Although we have received tax certificate monies over the years for these properties, being owned by Palm Bay, Holiday Park will **not** be receiving money from Palm Bay or the County. They have now become derelict and some severely infested with vermin and rodents. My thoughts, pay the \$4,000.00 per home, get the grant money, (which we qualify for) remove these derelict homes, a reputable Real Estate Agent who is familiar with Holiday Park and has listings here had (by Palm Bay request) prepared an 18 page **Comparative Market Analysis** for each home which was submitted to Palm Bay. The lowest price home (lot) was \$13,000.00. Holiday Park may not be able to sell them for this price (flip them) per the agreement with the city of Palm Bay, but will be able to recoup all monies involved with the purchase and

preparation of the disposition of these properties. Let's get some brand new homes in Holiday Park and appreciate your property value!!! Holiday Park can argue and threaten, this will only result in another 10 years before something is done to remove these homes with **no income and the nuisance and costly expense of attorney fees, fines and court costs, not to mention administrative fees.**

Sincerely,



Sheree Morris

District Manager

Side note:

My only concern is for the safety, growth and welfare of the community and Port Malabar Holiday Park Resident!