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Karl W. Bohne, Jr.  
Christopher J. Coleman  
Charles A. Schillinger

December \_\_, 2020

Suzanne Sherman, Acting City Manager  
City of Palm Bay  
120 Malabar Road  
Palm Bay, FL 32907

*Via Certified Mail*

# \_\_\_\_\_

***Re: Violation of Amended, Consolidated and Restated Declaration of Restrictions for Port Malabar Holiday Park (the "Declaration"): Demand to Cure; Notice of Intent to Cure and Lien***

Dear Ms. Sherman;

The undersigned represent Port Malabar Holiday Park Mobile Home Park Recreation District (the "District") as the district's general counsel. The intent of this letter is to notify you of current violations at the following properties owned by the City of Palm Bay (the "City") and give you the opportunity to correct them.

-146 Holiday Park Blvd.;  
-171 Holiday Park Blvd.;  
-194 Holiday Park Blvd.;  
-250 Holiday Park Blvd.;  
-340 Holiday Park Blvd.;  
-357 Holiday Park Blvd.;  
-1285 Dove Ct;  
-1042 Moonlight Ct; and,  
-220 Blossom Ln. Collectively referred herein as the "Properties".

The Properties have been abandoned and neglected for years. Each unit on these Properties are infested with pests, insects and vermin and each unit is in such condition and disrepair they are deemed a nuisance by the Board of the District. The condition of these units impact the immediate neighbors and the general health, safety and welfare of the residents and property values in the District.

The District demands that each unit on the Properties be exterminated to rid them of pests, insects and vermin and after extermination that each unit located on the Properties be removed within 30 days from the date of this letter. If you do not properly exterminate these units and remove them within 30 days, the units will be exterminated and removed by the District. You will receive the invoice for the services rendered, and if the invoice is not paid within 21 days of receipt, a lien will be placed on each property.

The District does not want to resort to such action; however, the District owes a duty to its residents to ensure that this is a safe, clean and presentable community and that the governing rules of the community must be aggressively enforced. In addition, the District believes that the City has an obligation, as does every property owner in the City, to keep and maintain their property to community standards. The District believes that if these Properties, in these conditions, were privately owned the City would certainly initiate code enforcement against such private individuals and the City might implement the provisions of Chapter 97 of the City's Code of Ordinances regarding uninhabitable structures. Therefore, there cannot be a double standard for private and publically owned properties.

Thank you for your attention in this matter.

Sincerely,

Karl W. Bohne, Jr.



PORT MALABAR HOLIDAY PARK  
MOBILE HOME PARK RECREATION DISTRICT

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

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December 23, 2020

Holiday Park Board of Trustees:

- 1.) The Viburnum suspensus bushes have been planted in front of the clubhouse, they are lovely!
- 2.) Maintenance and grounds crew have trimmed trees along the fence line in the compound, Borel, Cheswick, and Holiday Park Blvd.
- 3.) The wall in back of CVS has been cleaned, this was done in house.
- 4.) CL Best Honey Bees has removed a bee hive in one of the large oak trees by the back pond, the tree will be removed.
- 5.) We will be getting a bulk delivery of mulch for all the green spaces in the park. All staff will be spreading the mulch once delivered.
- 6.) Bob Shortlidge met with Flawless regarding the lifting and clearing of the grates in the roadways. We will be discussing possibly renting a machine and doing this in house.



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- 7.) Bocci players and I met with Beck Sports Construction. We are waiting for his bid/RFP. We will be meeting with two more companies. We are hoping to present these to the Board after the reorganizational meeting in January. We would like to see construction begin in February. We will be getting bids for a pickle ball court and miniature golf green for the Board of Trustees consideration for the 2021/2022 budget.
- 8.) We have some sketches for the sink replacement in the area by the entrance to the dining hall. We will keep the Trustees updated.
- 9.) All the stainless in the kitchen (appliances, dishwasher, counters etc.) has been cleaned and polished.
- 10.) Poolsure equipment has proven to be efficient and very economical.



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- 11.) As the new year approaches, I am suggesting we have the Park Attorney file an injunction for the removal of the people at 437 Holiday Park Blvd. This is not an eviction! This will be filed with the courts as the living conditions are unsanitary and harmful to the neighbors as well as the people living there with no running water or authorization to be there.
- 12.) A third letter was mailed on December 21<sup>st</sup> 2020 to 244 Holiday Park Blvd. for the violation of unauthorized children living in the Park. They will be given the opportunity to request a hearing before the Board of Trustees.
- 13.) Attached is a list of 2019 Holiday bonus' for the staff.
- 14.) Attached please find the maintenance staff schedule for the next two following weeks.
- 15.) The holes in the roadways have been patched, (in house) also the roof on the garage building has been repaired (in house).



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All staff have been tested for COVID-19, all test results were negative.

As the COVID-19 pandemic cases continue to rise, we will keep everyone informed of any changes which may occur within the Park. This is a very trying time for us all. We thank all our residents for their patience and understanding. We will continue to serve the Community needs to the best of our ability.

It is with a heavy heart to announce the passing of Ralph Conner. He was our week-end day gate attendant, he will be deeply missed.

ON BEHALF OF ALL HOLIDAY PARK STAFF  
HAVE A SAFE AND HAPPY NEW YEAR TO COME!!

Very Truly Yours,

Sheree Morris

Special District Manager  
Port Malabar Holiday Park



PORT MALABAR HOLIDAY PARK  
MOBILE HOME PARK RECREATION DISTRICT

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

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December 11, 2020

Holiday Park Board of Trustees:

- 1.) Some of the moratoriums for evictions and foreclosures have been lifted. I am waiting to hear back from Huntington National Bank regarding the removal of the people living at 437 Holiday Park Blvd.
- 2.) The bids for the FARBAR contracts for the purchase of the nine Palm Bay owned homes have been selected by the *Community & Economic Development Director* and *Town Manager* (see attachment). These will be submitted to the Town Council for their approval at the December 3<sup>rd</sup> Town Council Meeting. We have officially received 6 Holiday Park applications. Holiday Park won the bid for 220 Blossom Lane @ \$1,000.00. There are two bidders that have not submitted applications to Holiday Park, 254 Holiday Park Blvd., and 1042 Moonlight Court. The deadline for Holiday Park applications is Friday October 30<sup>th</sup>



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- 3.) There are nine more homes that may be quit deeded to the City of Palm Bay one parcel is a vacant lot. I am researching the possibility of the County quit deeding these homes to Holiday Park. These homes have been vacant for several years. I will keep the board informed on the information as I receive it.
- 4.) I will be meeting with Sandra Urban, *Community & Economic Development Housing Administrator* on Tuesday October 27<sup>th</sup> to discuss the (CDBG-CV) grant, (see attachment) Terry Steimer and myself will be attending the meeting. The grant application will be submitted Friday October 30<sup>th</sup> . We will be applying for sidewalk replacement money as this is related to this grant. There will be another grant available in November. The criteria for this grant have not yet been posted.
- 5.) Lori and myself will be continuing with the violations through – out the park. Posting, Inspections and letters.





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- 6.) We have received several applications for the part time custodial/janitorial position. To date, we have interviewed two applicants. We will continue until we find the right qualified person for the job. We have all the opening and closing shifts covered with the staff we currently have.
- 7.) New bushes and flowers have been planted at the entrance to the park and around the gazebo. We will be ordering more podocarpus for the entrance to the park and bushes for the front of the club house entrance.
- 8.) Poolsure has installed the new equipment, Jose and myself are still learning the electronics.
- 9.) Th A/C unit was installed for the lobby and library on October 14<sup>th</sup>. We will wait to install the last of the units (billiards and card room) as it is not utilized on a daily basis. It still cools adequately but will eventually have to be replaced.
- 10.) Republic Services will be delivering 2 roll off dumpsters, a 2 yard roll off dumpster at the rec building and a 6 yard roll off at the grounds compound.



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11.) The perimeter of the heated pool has been caulked and the apron painted. The cold pool will be caulked and painted next.

**PLEASE REMEMBER YOU MUST WEAR YOUR MASK  
WHEN ENTERING THE RECREATION/OFFICE  
BUILDING AT ALL TIMES!!**

Respectfully,

*Sheree Morris*

Sheree Morris

Special District Manager

Port Malabar Holiday Park

**sheree@holidayparkfl.com**

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**From:** sheree@holidayparkfl.com  
**Sent:** Thursday, December 3, 2020 8:11 PM  
**To:** 'Sheryl Moore'; 'bev03841@yahoo.com'; 'keithdiane@aol.com'; 'glivermore@cfl.rr.com';  
'Cynthia Bodoh'; 'shihanrls@yahoo.com'; Jack Emerich; Joe Prisco; Joanne Gaughan  
(gaughanjoanne4@gmail.com)  
**Cc:** 'stacey@holidayparkfl.com'  
**Subject:** Managers up date 12-3-2020

Holiday Park Board of Trustees:

Bushco planted 10 Viburnum suspensum bushes in front of the club house.

Flawless Lawn service started mowing on Monday, so far so good. Everyone I have spoken to is very pleased.

A registered return receipt letter was sent to U.S. Lawns putting them on notice regarding unresolved damages to resident properties.

Second letter was sent to 244 Holiday Park Blvd. regarding underage residents in his home. The 21 day letter will be mailed on December 21<sup>st</sup>.

I will be requesting the Board of Trustees vote to file a court injunction for 437 Holiday Park Blvd. This is not an eviction as the property is in litigation, this is a court injunction for the removal of unauthorized residents. I have filed many evictions myself, but the injunction will require the services of the Park's Attorney.

I attended the City Council meeting this evening, they have decided to hire a broker to see if they can get a (fair market) value on the nine homes. I will keep the Trustees informed.

Respectfully,  
Sheree Morris  
District Manager

Port Malabar Holiday Park  
215 Holiday Park Blvd. NE  
Palm Bay, FL. 32907

321-724-2240 office  
321-724-8166 fax