



**PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT**

215 Holiday Park Blvd. NE
Palm Bay, Florida 32907-2196
Office: 321-724-2240

BOARD OF TRUSTEES

REGULAR MEETING MINUTES - UNAPPROVED

June 13, 2022 – 7:00 PM

Karen Kay Allen
Chairman

Joan Occhionero
Secretary

Gary Vincent
2nd Vice Chairman

Carol Sommers
Trustee

Becky Earnest
Trustee

Kathy Stone
Assistant Secretary

Mark Bodoh
Treasurer

Trustee

David Curtis
1st Vice Chairman

District Manager

Karl Bohne
District's Attorney

***To comment on an item, after you have been recognized by the Chair, please go to the microphone, and clearly give your name and address for the record. You may speak for up to three minutes. Note: If formal action is to be taken on an item by the Board, public comment will be requested prior to the vote.**

*** ALL cellphones on airplane mode during public meetings.**

NOTE: MINUTES OF BOARD MEETINGS ARE PREPARED IN SUMMARY FORM ONLY. PER CHAPTER 286.0105 FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL A DECISION OF THE BOARD, HE/SHE SHOULD ARRANGE FOR A VERBATIM RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY IN EVIDENCE ON WHICH THE APPEAL IS MADE.

"A community intended and operated for persons 55 and older"



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1. Meeting Call to order at 7:05 pm

2. Invocation: Becky Earnest

3. Pledge of Allegiance

4. Roll Call:

Present: Karen Kay Allen, Joan Occhionero, Kathy Stone, Gary Vincent, Becky Earnest, Mark Bodoh, David Curtis.

Joan Occhionero asked to please allow corrections to the agenda to be made before Chairman announcements.

Corrections were allowed

5. Correspondence:

Ursula Breuing Letter of resignation from the Board of Trustees.

Gary Vincent and David Curtis have completed the FL State required course on Sunshine Laws, Ethics and Public Records.

Lori Lyon letter of resignation was read.

Carol Sommers Letter of Intent with Certificate of Completion of FL state required course.

1) Chairman Announcements:

All residents including Board Members are asked not to enter the office unless asked to by Office employees.

Please call Palm Bay Police if you see strangers walking in the community late at night.

Attorney Karl Bohne has asked to have the Board of Trustees appoint a single person to be the point of contact for him and the Insurance Company throughout the legal process we are currently involved in.

Joan Occhionero made a motion to appoint Mark Bodoh to be the single point of contact, seconded by Becky Earnest.

Vote: 7 - Yes 0 - No



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Gary Vincent made a motion to appoint Carol Sommers to the Board of Trustees, seconded by Joan Occhionero.

Discussion followed

Vote: 7 - Yes 0 - No

Becky Earnest made a motion to appoint Mark Bodoh as Treasurer, seconded by Gary Vincent.

Vote: 8 - Yes 0 - No

Kathy Stone made a motion to appoint Becky Earnest as Assistant Treasurer, seconded by Carol Sommers

Vote: 8 - Yes 0 - No

Joan Occhionero made a motion to appoint Carol Sommers as Chairperson, seconded by Mark Bodoh.

Discussion followed

Vote: 8 - Yes 0 - No

Karen Allen resumed 1st Vice chair position and Dave Curtis resumed Trustee position.

Carol Sommers took over as Chairperson.

Dave Curtis made a motion to approve the minutes of the Special Meeting on the morning of 5/19/2022, seconded by Karen Allen. The agenda was the Cheswick Gate drainage issue.

Vote: 8 - Yes 0 - No

Mark Bodoh made a motion to approve the minutes of the Special Meeting in the afternoon of 5/19/2022, seconded by Dave Curtis. Chasen Gill of PropRevs spoke on internet and cable options for the future.

Vote: 8 - Yes 0 - No

Becky Earnest made a motion to approve the minutes from our Workshop Meeting on 5/23/2022, seconded by Kathy Stone.

Vote: 8 - Yes 0 - No



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Karen Allen made a motion to approve the minutes of the Special Meeting on the morning of 6/1/2022, seconded by Mark Bodoh. The Budget for next year was the topic.

Vote: 8 - Yes 0 - No

Dave Curtis made a motion that we accept the Pinson Contractor Services bid, to correct the Culvert problem at the Cheswick gate entrance, not to exceed \$40,000.00, seconded by Karen Allen.

Vote: 8 - Yes 0 - No

Bruce Crabb gave his opinion on how our community is perceived by others. No action needed.

Becky Earnest gave an update on our search for a new park manager. No action needed.

Karen Allen presented quotes from Alpine Tree Service to trim and remove various trees around the park.

Dave Curtis made a motion to accept the bids from Alpine Tree Service in the amount of \$3325.00 and have the work done, seconded by Karen Allen.

Vote: 7 - Yes 1 – No

Karen Allen gave an update on what needs to be done to repair and update both pools. Tabled until we get more information.

Mark Bodoh gave an update on the approved budget for the upcoming year. No action needed.
Mark Bodoh gave an update on the Forensic Audit. No action needed.

Karen Allen gave a progress report from Chasen Gill of PropRevs on companies interested in offering internet and cable tv to our community. No action needed.

Mark Bodoh explained how we plan to establish reserve accounts and where they will show up on our financial statements. No action needed.

Mark Bodoh read a letter to the Board that he wrote about his observations and interactions with Karen Allen former Chairman of the Board and Acting Manager of the park. Mr. Bodoh presented Miss Allen with a list of charges and called for a Special Meeting to hear the charges. A special meeting was scheduled for Tuesday June 21, 2022, at 10:00 am.

ACC Report: Ron Foote gave an update

HPPOA Report: Pam Hefferman gave an update



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Public Comments: Several residents made comments

Trustee remarks:

Becky Earnest made a motion that Trustees no longer need to wear special attire to meetings, seconded by Gary Vincent.

Vote: 7 - Yes 1 – No

1) Joan Occhionero brought up that Keith Rittscher acquired a property in Holiday Park on September 1, 2021. He already owned 13 properties at the time. The issue will be turned over to our attorney to see what we can do.

2) Gary Vincent thanked residents for their support.

Becky Earnest made a motion to adjourn, seconded by Dave Curtis.

Meeting was adjourned at 10:10 pm.

Joan Occhionero, Secretary

Date