



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

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

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**BOARD OF TRUSTEES**

**WORKSHOP MEETING MINUTES - approved  
May 23, 2022 – 7:00 PM**

Karen Kay Allen  
Chairman

Joan Occhionero  
Secretary

Gary Vincent  
2<sup>nd</sup> Vice Chairman

Trustee

David Curtis  
1<sup>st</sup> Vice Chairman

Mark Bodoh  
Treasurer

Rebecca Earnest  
Trustee

Kathy Stone  
Trustee

Trustee

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.**

**\*Silence ALL cellphones 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 Called to Order: 7:00 pm
2. Invocation by Becky Earnest
3. Pledge of Allegiance
4. Roll Call

Present: Karen Kay Allen, Joan Occhionero, David Curtis, Mark Bodoh, Kathy Stone, Gary Vincent, Rebecca Earnest and Ursula Breunig.

5. Chairman Announcements:

Chairman added some items to the workshop agenda, Read Letter, Fine System, Budget, Spectrum, Air conditioner for pool and card room, Install Ron Foote on ACC, Fill Board vacancies, Tax certificates, applications for registration

### **Correspondence:**

- a. Certificate showing Kathy Stone passed the required 4-hour ethics course
- b. Quote showing Dream Docks raised their price to remove old bridge.
- c. Keith Rittscher resignation letter

Joan Occhionero read a letter from Beth Coke, Attorney retained by Sheree Morris concerning her termination. Chairman said she turned the letter over to the parks attorney and would not allow any comments.

### **Filling vacancies:**

Discussion on Article VI of our By-Laws, Filling of Vacancies on the Board of Trustees. Chairman and Treasurer were both vacated within the past few weeks. There was disagreement as to whether these positions were to be voted on or if 1<sup>st</sup> Vice Chairman and Assistant Treasurer were the ones to be filled. Per Patty Peck, the latter was applied.

Becky Earnest nominated Kathy Stone to be assistant Secretary, seconded by Dave Curtis.

Kathy accepted.

Vote: 8 Yes      0 No

Becky Earnest nominated Dave Curtis to be Assistant Treasurer, seconded by Kathy Stone. Dave did not accept.



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Gary Vincent nominated Dave Curtis to be 1<sup>st</sup> Vice Chairman, seconded by Mark Bodoh.  
Dave accepted.

Vote: 8 Yes      0 No

Becky Earnest nominated Ursula Breunig to be Assistant Treasurer, seconded by Mark Bodoh

Vote: 8 Yes      0 No

Mark Bodoh made a motion to accept the minutes from 5/9/2022, seconded by Kathy Stone

Approved with one correction.

Vote: 8 Yes      0 No

Becky Earnest made a motion to accept the minutes from 4/25/2022 as corrected, seconded by Mark Bodoh

Vote: 8 Yes      0 No

Treasurer report: presented by Mark Bodoh

Becky Earnest made a motion to file for audit, seconded by Dave Curtis

Vote: 8 Yes      0 No

Proposed Budget: Presented by Mark Bodoh  
Discussion followed included discussion on employee insurance and employee wages

Mark Bodoh made a motion to offer our two full time employees a bonus to cover the increase in their insurance cost until the end of this fiscal year, seconded by Becky Earnest.

Vote: 8 Yes      0 No

Report on finding a new Manager: Becky Earnest gave an update on Crawford Thomas the headhunter company that will help us find a new manager.

Mark Bodoh read and explained the new proposed fine system.  
Discussion followed



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Mark Bodoh made a motion to approve the new fine system, seconded by Ursula Breunig

Vote: 8 Yes      0 No

Gary Vincent gave an update on Freedom Air quote for air conditioner. New proposed price is \$7,348. Less than original quote.

David Curtis gave an update on old bridge removal at back pond. New quote is \$1750. Board had approved to spend up to \$1900 at a previous meeting.

**Painting Trim around clubhouse:** Gary Vincent had two quotes. Becky Earnest made a motion to approve up to \$2800, to paint the trim around the clubhouse, seconded by Dave Curtis.

Vote: 8 Yes      0 No

Ron Foote was placed on the agenda to be installed on the ACC Board but had already been installed at the last ACC meeting by Joan Occhionero.

Bruce Crabb gave an update on the tax certificates he and Dianne Bell made offers on, on behalf of the Park. We will know after June 1, 2022, if they were accepted.

Applications for registration and ACC revised forms presented for Board approval: Bruce Crabb answered questions from the Board.

Pam Hefferman questioned why residents pay \$10 application fee for improving exterior of homes.

Discussion followed

Gary Vincent made a motion to remove the \$10 fee from the Application to Renovate Home Exterior in Holiday Park Mobile Home District, seconded by Kathy Stone.

Vote: 7 Yes      1 No

Becky Earnest made a motion to accept the new ACC forms with the understanding that the New Owner Registration form takes out the Note: *If at any time your pet exceeds the twenty-five (25) pounds mature weight, he/she may be subject to removal from Holiday Park*, seconded by Mark Bodoh.

Vote: 8 Yes      0 No

Karen Allen read a complaint form, Joe Gallo, 216 Holiday Park Blvd, about the Pine trees on Holiday Park property that effect his property. It was agreed that we address this same



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issue at the last meeting and voted not to remove the healthy trees. Chairman Karen Allen agreed to send him an official letter stating our decision.

**ACC Report:** Ron Foote thanked the Board for passing the updated ACC forms and made a few other comments.

Discussion on employee pay.

Motion: Dave Curtis made a motion to increase employee DeWayne Herrin to \$22 per hour and Jose Rivera and Derrick Pressley to \$20 per hour in next pay period, seconded by Ursula Breunig.

Vote: 8 Yes      0 No

Motion: Becky Earnest made a motion to increase employee Lori Lyon to \$20 per hour, seconded by Gary Vincent.

Vote: 8 Yes      0 No

**HPPOA Report:** Pam Hefferman gave a report as to activities that will be continuing during the summer.

Chairman Allen read a letter from Louie Apice, a park resident and former professional painter. He offered to paint the tables around the pool if the park would buy the paint. He will donate his time and talent.


Motion: Joan Occhionero made a motion to have Mr. Apice paint the tables around the pool and the park supply the paint, seconded by Kathy Stone.

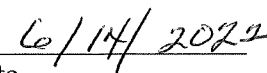
Vote: 8 Yes      0 No

There was some discussion by board members and residents.

Motion: Mark Bodoh made a motion to adjourn the meeting, seconded by Kathy Stone.

Vote: 8 Yes      0 No

  
Joan Occhionero

  
Date