



**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)**

June 27, 2022 – 7:00 PM

Carol Sommers  
Chairman

Joan Occhionero  
Secretary

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

David Curtis  
Trustee

1<sup>st</sup> Vice Chairman

Mark Bodoh  
Treasurer

Rebecca Earnest  
Asst Treasurer

Kathy Stone  
Asst. Secretary

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 Call to Order: at 7:00pm by Carol Sommers, Chairperson**

**2. Invocation: Becky Earnest**

**3. Pledge of Allegiance**

**4. Roll call:**

Present: Carol Sommers, Joan Occhionero, David Curtis, Mark Bodoh, Kathy Stone,  
Gary Vincent, Becky Earnest

**5. Chairman Announcements:**

We have open seats on the Board of Trustees.

The Recreation Hall will be closed from July 18 thru July 22 to refinish the floor.

Add to Agenda:

- a. approve minutes of June 21, 2022, and June 23, 2022
- b. remove from Public Records the letter from Beth Coke, Attorney for Sheree Morris

**6. Approval of Minutes:**

June 9, 2022, Special Meeting: Becky Earnest made a motion to accept, seconded by Mark Bodoh.

Vote: 7 Yes 0 No

June 13, 2022, Regular Meeting: Joan Occhionero made a motion to first rescind the motion that appointed David Curtis to 1<sup>st</sup> Vice Chairman at the May 23, Workshop Meeting, and then approve the minutes for June 13, 2022, seconded by Becky Earnest.

Vote: 7 Yes 0 No

June 16, 2022, Special Meeting: Joan Occhionero made a motion to accept, seconded by Becky Earnest.

Vote: 7 Yes 0 No

June 21, 2022, Special Meeting: Joan Occhionero made a motion to accept, seconded by Gary Vincent.

Vote: 7 Yes 0 No



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June 23, 2022, Special Meeting: Mark Bodoh made a motion to accept, seconded by David Curtis.

Vote: 7 Yes 0 No

Joan Occhionero referenced the Florida statutes that showed why the letter from Beth Coke, attorney for Sheree Morris should not have been entered into public record on May 23, 2022.

Joan Occhionero made a motion to remove the letter from Public Records, seconded by David Curtis.

Vote: 7 Yes 0 No

## **Old Business:**

To fill vacant 1<sup>st</sup> Vice Chairman seat

Becky Earnest nominated Dave Curtis for the 1<sup>st</sup> Vice Chairman position, seconded by Gary Vincent.

Vote: 7 Yes 0 No

## **7. Property Manager Update:**

Becky Earnest reported that we have a second interview with Miguel Garcia Jr. on June 28, 2022, at 10:00 am.

## **8. Update on Budget:**

Mark Bodoh, Treasurer reported that all Park, District and State requirements have been met.

Update on Forensic Audit: Mark Bodoh reported that everything is moving along on schedule.

Update on Reserve Accounts: Mark Bodoh explained in detail how the Reserve accounts will be set up and funded.

Becky Earnest made a motion to accept the proposal for the Reserve Accounts as presented, seconded by Kathy Stone.

Vote: 7 Yes 0 No

Update on Legal issues at hand: Mark Bodoh gave update.



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## New Business:

Lawn Service: Dave Curtis is getting estimates from Lawn Care Companies to replace our current provider.

Streamline Web Service: Joan Occhionero presented information on and a proposal from Streamline to replace our current web master.

Becky Earnest made a motion to accept the proposal from Streamline, seconded by Gary Vincent.

Vote: 7 Yes 0 No

## 9. ACC Report:

Ron Foote gave an update and asked that residents, please get applications in a week before their meetings. Summer meetings are only once a month and please no calls on weekends!

## 10. HPPOA:

Pam Hefferman updated on summer events

## 11. Public Comments: None

## 12. Trustee Comments: Carol Sommers asked permission from the Board to have a Retirement Party for Lori Lyon.

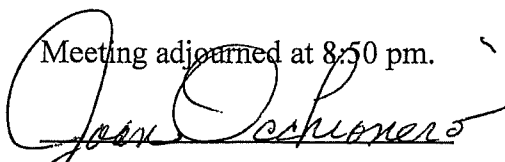
Becky Earnest made a motion to approve a retirement party for Lori Lyon, seconded by Kathy Stone.

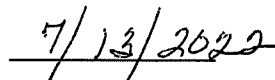
Vote: 7 Yes 0 No

Update on Keith Rittscher: Carol Sommers received a response from our attorney and will draft a letter to Mr. Rittscher to please dispose of the property located at 1056 Maple Ct at his earliest convenience.

Becky Earnest made a motion to adjourn, seconded by Gary Vincent.

Meeting adjourned at 8:50 pm.

  
Joan Occhionero, Secretary

  
Date