



PORT MALABAR HOLIDAY PARK
MOBILE HOME PARK RECREATION DISTRICT

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

September 12th, 2022

**Port Malabar Holiday Park Trustees:
Manager's Report**

Overview

1) Safety and Security:

- Gate cameras will be installed by East Coast Alarms. An NVR (Network Video Recorder) will be installed along with 4 cameras. The cameras will function to provide the gate with a license plate reader that will record and hold data for approximately two weeks. If additional storage is required, we can make a request to the vendor for more drive storage at cost.

Reminder, this is not a scanner or barcode system. The scanner system will be revisited when I have further internal discussions to ensure finances are available and prioritized against more pressing matters in the park.

- Any recreational and unlabeled vehicle sitting in the Rec Hall parking lot beyond the allowable time allocation of an extended pass, will be subject to potential fines and being towed.

We have also seen an increase of vehicles parking on the grass throughout Holiday Park. Resident's must follow the rules and move their vehicles to the carport; under no circumstance should an RV, camper and boat be parked behind your home to sit for days on end.



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These violations may incur additional fines if first responders are unable to access or service a mobile home where an active emergency is occurring.

- The District Manager on Friday, August 19, 2022, contacted FPL (Florida Power and Light) to report a power line running thirty feet from a mobile home meter to a ground utility box. **UPDATE:** FPL buried the power lines in-ground. Work order completed.

2) Main Recreation Hall and Pool:

- Pool heaters will need to be proactively replaced due to manufacturer flaws and existing leaks. Both units will have an approximate base price of \$5000.00 ea. We have two proposals in hand, and we are expecting a third proposal later in the week.
- The pool amenity area will be given a blue-tooth speaker system. We have recently evaluated the operations and range of a blue tooth speaker and found that it's a far better implementation than our previous mounted wired system.
- Due to medical events, Robert Bowin is no longer employed with Holiday Park custodial. We wish Robert well. In place of Robert, I have moved Cortez Dismuke from grounds-keeping to Custodial until further notice.



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- Please welcome Shera Felton who is now working as our ACC Clerical Assistant. Thank you kindly to ACC Chairman Ron Foote, Karen Foote and Kathy Richardson in helping Shera transition into her new duties.
- We have added an assortment of flowers(annuals) for our Rec Hall Garden area. Zinnias, Purslane, Mums and some marigolds have been added. A new pump has been ordered for the fountain and will be installed on arrival.

3) Grants and Finance:

- Throughout the rest of the year and into 2023, I will be making efforts to enter our District into nationally or state recognized special district coalitions to open avenues for grants.

In addition, as Holiday Park moves forward, we must engage outside of our confines and network with the rest of the community, i.e., engaging in nonprofit engagement with local authorities and institutions. This may open efforts in donations and volunteer activities that will benefit Holiday Park overall.

4) Grounds and Lawn:

- Flawless lawn service informed me early last week that they are going through a labor turnover, which explains the lack of service cuts within the last month. I spoke with the owner of Flawless on Friday, September 9th to remind them of their contractual obligations, and that their work has been less than our expectations.



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- New dock signs have been ordered via ArtLabs and will be installed as soon as they arrive. The signs will post “Caution please enjoy the dock at your own risk. Children must be supervised at all times”.

Best Regards,

Miguel Garcia Jr.

Special District Manager
Port Malabar Holiday Park