



# 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 (approved)

January 09, 2023 – 7:00 PM

Carol Sommers  
Chairman

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

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

Joan Occhionero  
Assistant Treasurer

Kathy Stone  
Secretary

Mark Bodoh  
Treasurer

Rebecca Earnest  
Assistant Secretary

Nancy Miller  
Trustee

Trustee

Miguel Garcia Jr.  
District Manager

Karl Bohne Jr.  
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"**



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

---

1. **Meeting Call to Order: Carol Sommers at 7:02 PM**
2. **Invocation: Rebecca Earnest**
3. **Pledge of Allegiance: By all in attendance**
4. **Roll Call: Carol Sommers, David Curtis, Mark Bodoh, Nancy Miller, Gary Vincent, Kathy Stone, and Rebecca Earnest**
5. **Chairman Announcements**
  - a. There is still one (1) vacant seat on the Board of Trustees. If you are interested in serving on the Board, please submit your letter of intent. The park and Board need you!
  - b. About us books can be picked up at the District Office after the Trustee Meeting.
6. **Approval of the Meeting Minutes for 12/27/2022**
  - a. Motion to Approve: Rebecca Earnest made the motion to approve the minutes, seconded by Nancy Miller.
  - b. Discussion

Vote 8 Yes 0 No
7. **District Property Manager's Report topic of discussion:**

Topics of discussion, safety & security (lighting), main recreation hall, landscape, new hires, pets, Pool Doctor coming on January 23<sup>rd</sup> to begin work on the pool, bringing the kitchen up to code, moving the ice machines outside by the pool, and lighting for our pond in the front.
8. **Old Business**
  - a. Spectrum vs. Summit Contract: Nancy Miller made a motion to accept Spectrum's letter of intent to negotiate to add and take away to the package deal, Gary Vincent seconded.

Vote 8 Yes 0 No
9. **New Business**
  - a. Kitchen issues (presented by HPPOA):  
HPPOA needs more storage, they have been having problems with things going missing they suggested having a better camera system installed.
10. **HPPOA Report:**

HPPOA would like to have its own internet service.



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

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

---

**11. HR Committee Report:**

Joan gave a report on a few changes to Employee Manuel. Gary Vincent made a motion to accept the changes, seconded by David Curtis.

Vote 8 YES 0 NO

**12. Public Comments:**

The laundry Washing machine and the thermostat are not working in the Billiards Room.

**13. Trustee Comments/ Announcements:**

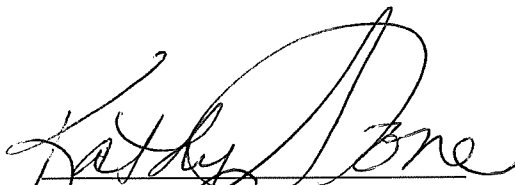
A trustee made a nice comment about the lawn service, another made a comment on how well the meeting was attended.

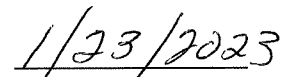
**14. Adjournment:**

Rebecca Earnest made a motion to adjourn, seconded by David Curtis.

Vote 8 Yes 0 No

Meeting adjourned at 9:15

  
Kathy Stone, Secretary

  
Date