



**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)

April 10, 2023 – 7:00 PM

RECEIVED
MAY 12 2023

Carol Sommers
Chairman

BY:

David Curtis
1st Vice- Chairman

Gary Vincent
2nd Vice- Chairman

Joan Occhionero
Assistant Treasurer

Kathy Stone
Secretary

Mark Bodoh
Treasurer

Rebecca Earnest
Assistant Secretary

Robert Eldridge
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"



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1. **Meeting Call to Order:** by Carol Sommers at 7:00 PM
2. **Invocation:** by Rebecca Earnest
3. **Pledge of Allegiance:** by all in attendance
4. **Roll Call:** Carol Sommers, David Curtis, Joan Occhionero (absent), Mark Bodoh, Robert Eldridge, Gary Vincent, Kathy Stone, 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. The ACC Board has several open seats. If you are interested in serving on the ACC Board, please submit your letter of intent.
 - c. Ron Foote will remain on the ACC Board until the last (2) mobile homes are removed.
6. **Approval of the Meeting Minutes for 03/27/2023**
 - a. Motion to Approve Rebecca Earnest made a motion to approve the minutes with (1) corrections, which Mark Bodoh seconded.
 - b. Discussion
 - c. Call for vote
7 YES 0 NO
7. **District Property Manager's Report**
 - Safety and Security: Eau Gallie Electric Lighting issues were discussed. Video and security from East Coast Alarms were installed in the Recreation Hall.
 - Gate improvements: Discussion was ongoing about installing a fully automated gate at the front, also rerouting, and increasing the street width for both the entrance and exit. All contractors and realtors must report to the District Office to receive an authorization pass. Orange will be for the contractors and green will be for the realtors.
 - Main Recreation Hall and Equipment: The park staff will be replacing any damaged outside tiles around the pool. They will also apply a seal application around the outer ring of the pool. Make note that the park is aware of the existing issues with the deck stone/ tiles, however, this project will be revisited at the end of the year. Miguel recommended that the park order a new ice machine with a dispenser.
 - Landscaping and Equipment: Mulching around the park from the staff is done. The grounds crew cleaned out the ditches behind Seminole Ct and Blossom. They did a very nice job!
 - Pet Protocols: Your service dog must submit all legal and professional documentation to the District Office that meets the expectations of both the FHA and ADA regulations. All dogs must be on a leash at all times!
8. **Old Business**



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- a. **Possible transfer of funds from reserve accounts to regular funds and final expense report of pool repairs.** The cost will be \$62,400 for the pool to be resurfaced.
- b. **Reserve accounts:** when were the accounts approved originally? On June 27, 2022, the reserve accounts were approved. Gary Vincent made a motion to remove \$100,000 from the reserved accounts and put it back in the general fund, seconded by Mark Bodoh.
- c. **Call to vote**
7 YES 0 NO

9. New Business

- a. **Summer meeting schedule**
- b. **Discussion:** There was some discussion. Rebecca Earnest made a motion to not have District meetings in July and August, seconded by Mark Bodoh with the exception of any Special District Meetings.
- c. **Call to vote**
7 YES 0 NO

10. **HPPOA Report:** Deep cleaning of the kitchen over the summer was discussed, and service for the freezer and dishwasher needs to be done. The drain in the kitchen needs some work. HGI kitchen remodel will be on the agenda for the next meeting.

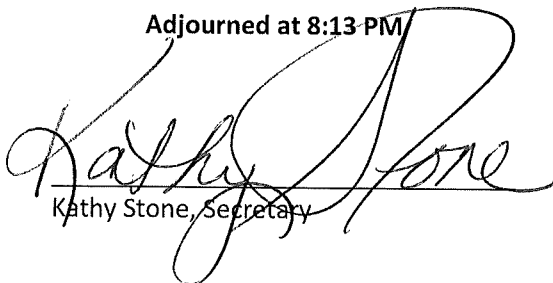
11. **HR Committee Report:** No report

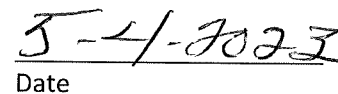
12. **Public Comments:** Some discussion

13. **Trustee Comments/ Announcements:** Mark Bodoh wants to discuss the hurricane shutters at the next meeting. Please do not park on the grass!

14. **Adjournment:** Rebecca Earnest made a motion to adjourn, seconded by David Curtis.

Adjourned at 8:13 PM


Kathy Stone, Secretary


Date