



**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 (UNAPPROVED)**

June 26, 2023 – 7:00 PM

Carol Sommers  
Chairman

Nancy Miller  
Trustee

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

Joan Occhionero  
Assistant Treasurer

Kathy Stone  
Secretary

Mark Bodoh  
Treasurer

Rebecca Earnest  
Assistant Secretary

Robert Eldridge, Sr.  
Trustee

Cindy Harris  
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, Nancy Miller, Joan Occhionero, Mark Bodoh, Robert Eldridge, Gary Vincent, Kathy Stone, Rebecca Earnest, and Cindy Harris
5. **Chairman Announcements**
  - a. The ACC Board has several vacant chairs. If you are interested in serving, please submit your letter of intent.
  - b. The Special District and Municipal Elections for Brevard County are scheduled for November 7<sup>th</sup>, 2023. If you are interested in running for a seat on the Board of Trustees, you will need to submit your application to the Board of Elections during the period of August 28<sup>th</sup>, 2023 (beginning at noon) through September 1<sup>st</sup>, 2023 (ending at noon). The following seats will be up for election: 1,3,5,7, and 9.
6. **Approval of the Meeting Minutes- 06/12/2023**
  - a. Motion to approve the minutes Rebecca Earnest made a motion to approve the minutes with (2) spelling corrections, Cindy Harris seconded.
  - b. Discussion Mark Bodoh would like the Trustee Board to discuss the resident who verbally abused the lawn crew guys. This was added to the agenda.
  - c. Call to vote **9 YES 0 NO**
7. **Treasurer's Report:** Mark Bodoh gave the treasurer's report explaining the changes that were made.
  - a. Motion to approve Nancy Miller made a motion to approve the Treasurer's Report, seconded by Rebecca Earnest.
  - b. Discussion Questions were asked by the Board Of Trustees.
  - c. Call to vote **7 YES 2 NO**
8. **District Property Manager Report NO REPORT**
9. **Old Business**
  - a. Purchasing Policy Thank you Joan Occhionero for the new Purchasing Policy this will be filed with us from now on. Cindy made a motion to accept the Purchasing Policy seconded by Kathy Stone.  
Vote **9 YES 0 NO**
  - b. 1<sup>st</sup> Vice Chairperson- fill the chair nominated for the chair were Kathy Stone, Nancy Miller, and Rebecca Earnest. Kathy Stone accepted the nomination to fill the position.
  - c. Call to vote **9 YES 0 NO**  
Kathy Stone resigned from the Secretary position. Cindy Harris was nominated to fill the position.
  - d. Call to vote **9 YES 0 NO**
  - e. Resident who verbally attacked the lawn crew. Discussion with the Board Of Trustees was discussed with the park residents. This will be addressed to this resident to apologize for his actions to the lawn crew. Carol Sommers will address this situation.



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## 10. New Business

- a. Garage sale policy residents may have (2) garage sales per year. Each event shall not exceed three consecutive days. Temporary signs may be placed on the property where the garage sale is being conducted. All signs must be removed within 24 hours of the completion of the sale. Code of Ordinance- 114.01 Requirements. If the resident chooses to advertise the sale in the local newspaper, then any persons responding to the ad whom do not reside in the park must be called into the gatehouse prior to the arrival for entry to the park. The resident will assume full responsibility for any outside persons entering the park.

Call for vote **9 YES 0 NO**

- b. Wages report- Cindy Harris gave a report on the gate employees and wages.
- c. Applicant letter by Joan Occhionero This letter will be given to the new residents and real estate personal for new residents moving into the park. This is a one page document explaining the rules and regulations for the park. This was formed from the ABOUT IS BOOK that each resident will get when they move in. Motion was made by Cindy Harris to accept this letter, seconded by Gary Vincent with (2) corrections added.
- d. Call for vote **9 YES 0 NO**

11. **ACC Report** meetings are still on

12. **HPPOA Report** 4<sup>th</sup> of July picnic after the golf parade

13. **CRT Committee Report** **NO REPORT**

14. **Public Comments** some comments

15. **Trustee Comments/ Announcements** some comments. The Board Of Trustees talked about the CAM License that the District Manager must complete within 60 days of returning from vacation. Please make sure you have a handicap sticker for your golfcart.

16. **Adjournment** Rebecca Earnest made a motion to adjourn Cindy Harris seconded it.

Adjourned 9:02 PM