



# 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)

October 09, 2023 – 7:00 PM

Kathy Stone  
Chairman

Nancy Miller  
Trustee

Vacant  
1<sup>st</sup> Vice-Chairman

Joan Occhionero  
Trustee

Cindy Harris  
Secretary (**Acting Chair**)

Mark Bodoh  
Treasurer

Rebecca Earnest  
Assistant Secretary

Robert Eldridge, Sr.  
Trustee

Barbara Dufault  
Trustee

David Kearns  
Trustee

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 by acting chairperson Kathy Stone
2. Invocation by Rebecca Earnest
3. Pledge of Allegiance by all in attendance with a moment of prayer for Israel
4. Roll Call Mark Bodoh, Joan Occhionero, Barbara Dufault, Kathy Stone, Cindy Harris, Becky Earnest, Nancy Miller, Bob Eldridge, and David Kearns.
5. Chairman Announcements
  - a. The ACC Board has several vacant chairs. If you are interested in serving, please submit your letter of intent.
  - b. We will add the following reports that were tabled during our last meeting:
    - ACC Report
    - HPPOA Report
    - CRT Report
  - c. Employee raises need to be addressed due in September
  - d. We are removing from the agenda 8b. The placement of chairs will be done on the 1<sup>st</sup> Tuesday after the 1<sup>st</sup> Monday of January. Cindy Harris asked why. Kathy Stone replied it's in the by-laws. Cindy Harris stated for the record our attorney advised differently.
6. Approval of the Meeting Minutes for 9/25/23
  - a. Motion to Approve by Joan Occhionero, seconded by Robert Eldrige
  - b. Discussion laundry says the average is \$200 instead it should be \$121
  - c. Call for vote 9 YES 0 NO
7. Acting Chairman Report

Jose was the only person that was certified to run the pool. Trustees did not know there was no other custodian not certified to check the pool, so we could not open the pool. We currently have Justice and Jeffrey taking the CPO online which costs \$350 each. Mark Bodoh explained how the pool school could not certify the guys. They first needed to take the course and get certified then PoolSure would come back out to test the guys. Joan Occhionero asked why Jeffrey had been chosen to receive his certification when he had not been working for the company long. Cindy Harris suggested Tony from the gate should get certified as well since he lives across the street from the park. Discussion about a Board member getting certified as well.
8. Old Business
  - a. Auditor Report- Mark Bodoh contacted 3 different auditors Burman Hopkins, Right and Lathum, and Moss. None of the companies has responded yet.



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

---

b. Chair Appointments (TABLED)

- Chairman
- 2<sup>nd</sup> Vice Chair
- Asst. Treasurer

c. Laundry update- Becky Earnest received 3 quotes, but none has responded to her questions yet. Becky Earnest recommended that we sign the renewal contract with our current company. Mark Bodoh wants to see if we can negotiate on a lower price. Becky Earnest said they would set up the card machine. It was recommended that we charge \$2 to wash and \$1 to dry. It was decided that the price to wash would be \$2.50 and to dry the price would be \$.50. Joan mentioned that she wants to see a contract before the vote. Becky Earnest made a motion to accept the pricing for the laundry machines, seconded by Cindy Harris. Vote 8 YES 0 NO

9. New Business

a. Fired Emrich Ferguson- Cindy Harris

Cindy Harris stated that she was made aware that an employee was habitually falling asleep. It was also brought to my attention that this issue was brought to the previous District Manager but there was no documentation in his employee file. However, there was a signed acknowledgment of our "AT WILL" Employment policy. It was determined that since I was acting District Manager I was in my right to terminate him on the grounds of dishonesty, and sleeping on the job. All trustees have been notified of my decision and understood.

b. Jose Rivera's resignation- Cindy Harris

Jose previously informed us that if a certain person was added to the Board Of Trustees he would have to resign, which was the outcome.

c. Hiring a new custodial supervisor- Cindy Harris

Cindy Harris stated that Aidan Leary lives in Palm Bay, and is a good fit for the job. Becky Earnest stated that she would like to table the subject and focus on the Supervisor position. All discussions regarding the maintenance position have been tabled.

d. Employee meeting- Becky Earnest

Mark Bodoh gives background on employee complaints, which should have been addressed by CRT. The past District Manager did not feel that it was best not to do so. After speaking to the employees, it was decided that the employees would rather speak with 1 trustee, and Becky Earnest was requested. The following information was discussed by the employees during the meeting:

The biggest complaint was about harassment taking pictures, etc. They were told that no one trustee could fire an employee. They have been told that only one trustee should be in the office at a time. We are paying for 3 dumpsters when we only have 2.



# PORT MALABAR HOLIDAY PARK MOBILE HOME PARK RECREATION DISTRICT

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

---

There was a Board Member in the building who then went into the women's bathroom taking pictures, then came out and saw Maiya was coming in at 8:02, and he started inquiring why she was 2 minutes late. The employees do not feel safe and are being threatened. They feel that if there is a high turnover it is usually caused by problems with the higher up's. They hate the Holiday Park sounding Board and the awful things that are said about them. "Freedom of speech is one thing but slander is another!" Mark Bodoh reminds us that we all need to talk to each other with respect. Mark admits that he is the one in the office a lot.

e. Employee raises.

Up to 3% raises will be given to the employees. Raises are based on the employee's evaluation. With the District Manager leaving, there were no evaluations done. The evaluation forms are on the previous DM computer. No raise will be given to employees who have been here less than 1 year.

f. New office computers- Mark Bodoh

Mark mentions that office computers need to be replaced, Nancy Miller offers to check the computers first to see if there is anything that can be done first.

g. Golf Coast State College Mobile Home Tie-Down- Joan Occhionero

Joan Occhionero informed us of the tie-down program and if there is any question regarding the program please contact her.

## 10. HPPOA Report

The luncheon was on Wednesday. Woodstock is on October 28, 2023 we will be selling tickets on at the HPPOA office on Tuesday and Thursday. Tickets at the door between 6:30 PM and 7 PM

## 11. ACC Report

Randy Harris stated that Bob Burns resigned so he will be filling in. We need more people on the ACC Board male or female. If you are interested, please submit your letter of intent! Additionally any exterior projects you may have please refer to our About Us book which has our rules and regulations being that residents are telling residents what they can and cannot do and a lot of the time the information that is given is not correct!

## 12. CRT Committee Report **NO REPORT**

## 13. Public Comments

What's going on with the Fire hydrant near 115 HPB? Cindy Harris said they are working on it. Karen Foote brought us the grates that are filling up, there are also 2 big holes in the park. Carol Sommers mentioned we need a Special District Attorney because of bonds for the streets.



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

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

---

14. Trustee Comments/ Announcements

Nancy Miller wants to know why she was not notified when the Special Meetings were canceled. Becky Earnest wants to have a committee to look for a District Manager. Cindy Harris, Chris Marcelle, and Patti Peck joined. Cindy Harris brings up the sex offender who is living in the park. Chris Marcelle stated that the park should not convict him twice. Barbara Dufault stated she was happy that the meeting went well. Joan Occhionero stated that on Monday the first management company will be in. Mark Bodoh wants everyone to know that they need to speak with respect and dignity, which goes both ways. If there is a complaint with an employee fill out a complaint form.

15. Adjournment

Becky Earnest made a motion to adjourn the meeting, seconded by Cindy Harris.

Vote 9 YES 0 NO

Adjourned at 9:25 PM

*Rebecca Earnest*

Rebecca Earnest, Asst. Secretary

*10/25/23*  
Date